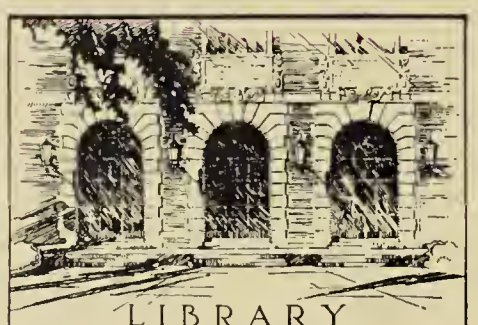

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of July 11, 1950).

COURT DECISION

Matter of Douglaston Civic Association, Inc.:—On January 10, 1950, the Board granted, under sections 7c and 7i of the Zoning Resolution, a variance for a temporary term of ten (10) years to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, storage and sale of auto accessories, motor vehicle repair shop and office, also the parking of more than five motor vehicles waiting to be serviced, with show windows and curb cuts more than the permitted distance from the intersection; Cal. No. 739-49-BZ; premises 232-20 Northern Boulevard and 45-02 to 45-08—233rd Street, S.W. Cor., Douglaston, Borough of Queens.

At Special Term, Supreme Court, Queens County, Mr. Justice Stoddart reversed the Board, N.Y.L.J. June 21, 1950, page 2208.

An appeal will be made to the Appellate Division to review Judge Stoddart's decision.

(Reprint from Bulletin of January 20, 1948).

DEPARTMENT OF HOUSING AND BUILDINGS
of the City of New York

INTRADEPARTMENTAL MEMORANDUM

January 5, 1948.

SUBJECT: Interpretation of Subdivision (v), Section 1, Article 1, Zoning Resolution.

This directive supersedes previous memorandums on the same subject, dated April 17, November 14, and December 12, 1946, and becomes effective on January 5, 1948.

Subdivision (v) of Section 1 of Article 1 of the Zoning Resolution reads as follows:

> "A 'lot' is a parcel or plot of ground which is or may be occupied by a building and accessory buildings including the open spaces required by this resolution."

It is the interpretation of this department that a lot as defined in the Zoning Resolution need not be limited in area to a tax lot. A lot or plot may include one or more tax lots, and, conversely, a tax lot may be divided into two or more lots as defined in such resolution. *Each lot must have frontage on a legal street* and must be of such total area as to meet the requirements as to yards and courts and the coverage area permitted in the area district.

When a lot *is not* conterminous with a tax lot, a diagram of the lot must be filed with each application, showing the dimensions, including the street frontage, and the dimensions and the block and lot number or numbers of the tax lot or lots involved, together with any or all other lots proposed to be built upon within the same tax lot. Any space or spaces not actually required to comply with the area requirements for a lot shall be designated on the diagram as excess yard space.

BERNARD J. GILLROY, *Commissioner.*

CALENDAR

DOCKET

New Cases Filed up to June 27, 1950

Cal. No. Dept. Premises Affected.

445-50-A—H.B.Q.—140-06 to 140-22 15th avenue, south side, from 140th to 141st streets (Block 4126, Lots 18, 20, 22, 24 and 26), Whitestone, Borough of Queens, N.B. 4196 to N.B. 4200-50.

446-50-BZ—H.B.Q.—150-05 84th road, northeast corner of 150th street (Block 9750, Lot 29), Jamaica, Borough of Queens, N.B. 2380-50.

447-50-SA—American Globe Petroleum Dry Cleaning Washers (belt drive and belted motor drive types); sizes 30 x 30 in., 30 x 24 in., 30 x 40 in., 30 x 48 in., 36 x 48 in., and 36 x 54 in., manufactured by The American Laundry Machinery Co., Appliances.

448-50-SA—Crotty Water Wall Furnace with Integral Fuel Oil Heater, manufactured by Crotty Manufacturing Corp., Appliance.

449-50-SA—Powermaster Oil Burning Unit, Model 3, manufactured by Orr and Sembower, Inc., Appliance.

450-50-SM—Esko Paint Storage Cabinets, manufactured by Esko Sheet Metal Works, Material.

451-50-SA—Esko Drying Ovens (gas-fired), manufactured by Esko Sheet Metal Works, Appliance.

452-50-SA—Martin Elevator Co., Fuse Protector (for elevator brakes), manufactured by Martin Elevator Co., Appliance.

453-50-BZ—H.B.B.—797-819 Stanley avenue, north side, from Ashford to Cleveland streets (Block 4359, Lots 28, 38 and 39), Borough of Brooklyn, N.B. 1129-50.

454-50-A—H.B.B.—4708-5th avenue, west side, 50.02 ft. south of 47th street (Block 765, Lot 38), Borough of Brooklyn, E.S. 915-49.

455-50-BZ—H.B.Bx.—2200 Boston road, 695 Pelham Parkway North and 2201 White Plains road, west side, from Pelham Parkway North to Boston road (Block 4339, Lot 1), Borough of The Bronx, Amendment to N.B. 44-50.

456-50-A—F.D.—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens, Decision re 21012-LC.

457-50-BZ—H.B.B.—3005-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10, 11, 13 and 15), Borough of Brooklyn, N.B. 662-50.

458-50-A—F.D.—Foot of Victory boulevard and Bay street (Block 200, Lot 1), Pier 3, East River, Tompkinsville, Borough of Richmond, 57222-LF and Decision.

459-50-A—F.D.—Foot of Victory boulevard and Bay street (Block 200, Lot 1), Pier 2, East River, Tompkinsville, Borough of Richmond, 57289-LF and Decision.

460-50-A—F.D.—Foot of Victory boulevard and Bay street (Block 200, Lot 1), Piers 4 and 5, East River, Borough of Richmond, 57197-LF and Decision.

461-50-SM—Dexolium-Woven Cotton Vinyl Coated (fire retardant), Lightweight, manufactured by The Dexolium Corp., Material.

462-50-SM—Dexolium-Woven Fibreglass Vinyl Coated, Heavy Duty (fire retardant), manufactured by The Dexolium Corp., Material.

463-50-BZ—H.B.Bx.—3217 Boston road, northeast corner of Laconia avenue (Block 4614, Lot 22), Borough of The Bronx, N.B. 722-50.

464-50-A—H.B.Q.—200-02 to 200-06 Murdock avenue and 114-01 to 114-09 200th street, southeast corner (Block 11017, Lot 1), St. Albans, Borough of Queens, N.B. 5680-50.

465-50-BZ—H.B.Q.—112-01 to 112-29 Colonial avenue, 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-53 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens, N.B. 4094-50.

466-50-A—H.B.B.—178 Duffield street, west side, 225 ft. south of Myrtle avenue (Block 2058, Lot 37), Borough of Brooklyn, Alt. 1232-50.

467-50-SA—Hayes Type MA-2S Electric Furnace (for use with hydrogren) manufactured by C. I. Hayes, Inc., Appliance.

468-50-SM—ABC Safety Devices (attachments for Rope and Cable Swing Scaffolds), manufactured by ABC Safety Co., Material.

469-50-SA—Vic Auto Per Dry Cleaning Machine, Model 22, manufactured by Vic Cleaning Machine Co., Appliance.

470-50-SA—Vic Solvent Saver, Model 24 (Solvent Recovery Unit), manufactured by Vic Cleaning Machine Co., Appliance.

471-50-SA—Vic Special Per Dry Cleaning Machine, Model 32, manufactured by Vic Cleaning Machine Co., Appliance.

472-50-SA—Vic Super Per Dry Cleaning Machine, Model 37, manufactured by Vic Cleaning Machine Co., Appliance.

473-50-SM—West Penn Oil Co., Double-Seal Spouts (for lighter fluid cans), manufactured by West Penn Oil Co., Material.

474-50-SA—Haughton Type K Bar Interlock, manufactured by Haughton Elevator Co., Appliance.

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475-50-SA—Isoflex Door Hanger (to be used with hatch and elevator car doors), manufactured by Haughton Elevator Co., Appliance.

476-50-SA—Haughton Type B-1 Elevator Car Gate Contact, manufactured by Haughton Elevator Co., Appliance.

477-50-SA—Haughton Type B Elevator Car Gate Contact, manufactured by Haughton Elevator Co., Appliance.

478-50-SM—X-Pyron (fire retardant paint), clear and pigmented, manufactured by Nopyron Corp., Material.

479-50-SA—City-Gas and Oxygen Bench Blowpipe, Model GO-115, manufactured by John Nageldinger and Son, Inc., Appliance.

480-50-SM—Spraykote Firetest Fibre No. 1102A (insulation applied by Spraygun), manufactured by Sprayed Insulation, Inc., Material.

481-50-A—H.B.Q.—52-14 35th street, north side, 100 ft. west of Bradley avenue (Block 303, Lot 22), Long Island City, Borough of Queens, Alt. 2466-49.

482-50-A—H.B.Q.—48-12 to 48-42 204th street, west side, 100 ft., 128.33 ft., 156.66 ft., 185 ft., 213.33 ft., 241.66 ft., 270 ft., 298.33 ft., 326.66 ft., 355 ft., 383.33 ft., and 411.66 ft., north of 50th avenue (Block 7362, Lots 12-28 inclusive); 48-21 to 48-55 204th street, northeast corner of 50th avenue and east side of 204th street, 29 ft., 56 ft., 83 ft., 110 ft., 137 ft., 164 ft., 191 ft., 218 ft., 245 ft., 272 ft., 299 ft., 326 ft., and 353 ft., north of 50th avenue (Block 7363, Lots 36-52 inclusive); and 48-11 204th street, east side, 96.87 ft. south of 48th avenue (Block 7363, Lot 55), Bayside, Borough of Queens, N.B. 5050 to N.B. 5061; N.B. 5062 to N.B. 5075 and N.B. 5077-50.

483-50-BZ—H.B.M.—5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan, N.B. 109-50.

484-50-BZ—H.B.Q.—142-15 Cronston avenue, southeast corner of Beach 143rd street (Block 701, Lot 1), Neponsit, Borough of Queens, N.B. 5800-50.

Restored to Docket

129-48-A—Vol. II—F.D.—40-33 to 40-35 23rd street, east side, 100 ft. north of 41st avenue (1st floor); (Block 408, Lot 9), Long Island City, Borough of Queens, 24774-LC.

10-46-SM—Vol. II—Alabama Small Diamond Mesh Lath, Alabama Corner Bead and Alabama Cold Rolled channel (previously approved—reopened June 27, 1950 re lathing accessories), manufactured by Alabama Metal Lath Co., Inc., Material.

766-28-BZ—Vol. IV—820-838 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn, N.B. 547-50.

339-32-BZ—Vol. II—H.B.B.—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn, Alt. 1001-50.

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DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
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Carbon Dioxide Liquefier, Rules....Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form ....Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules ....July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of ....June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)...Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ....Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ....Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)....June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ....Sept.	10, 1946—Vol. 31, No. 37
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Fire Drill Rules ....June	20, 1950—Vol. 35, No. 25
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..May	23, 1950—Vol. 35, No. 21
Fire Retarding Rules for Garages, etc. ....Apr.	18, 1950—Vol. 35, No. 16
Fireproof Wood, Testing of ....Apr.	13, 1937—Vol. 22, No. 15
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Fusion Welding and Gas Cutting Rules ....May	25, 1948—Vol. 33, No. 21
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Hatchway Protection ....June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules ....Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules ....Jan.	17, 1950—Vol. 35, No. 3A
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19....Jan.	24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 5, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July* 5, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

193-50-BZ—Application, March 16, 1950, under section 7f of the zoning resolution of Charles M. Spindler, applicant, on behalf of All Boro Realty Service, Incorporated, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and for the sale of auto accessories, for a term of fifteen years; premises 565 Grand Concourse, west side, 100 ft. south of East 150th street (Block 2347, Lot 24), Borough of The Bronx.

CALENDAR

203-47-BZ—Reopened May 23, 1950 as Vol. II—Application, December 21, 1949, under section 7f of the zoning resolution of Alexander Sussman, applicant on behalf of Florence Bock, owner (Herman Karp, lessee), to permit in a business use district the erection and maintenance of a gasoline service station and lubritorium (previously denied by the Board); premises 1072-1090 East 35th street, west side, and 1715-1727 Flatbush avenue, east side and intersection of Avenue J, Flatbush avenue and East 35th street (Block 7598, Lot 40), Borough of Brooklyn.

172-36-BZ—Application of Coronet Piece Dye Works, Inc., applicants and lessee, on behalf of Knickerbocker Laundry Co., Inc., owner, reopened May 23, 1950, for consideration as to extension of term of variance—re Application previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building to a factory, power wet wash laundry, dry cleaning, dyeing and finishing uses for a term of five years; premises 80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard (Block 1538, Lots 87 and 91), Elmhurst, Borough of Queens.

201-50-BZ—Application, March 22, 1950, under sections 7h and 21 of the zoning resolution, of Stanley H. Klein, applicant, on behalf of Paul R. Silverstein, Isidore Cohen, Irving M. Newman and David Weisbarth, owners, to permit on a plot located in a residence use and F area district, the erection of more than one building on a lot without the required rear and side yards, and the parking and storage of motor vehicles upon unbuilt upon portion of the plot; premises 69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-08, 71-02 to 71-48 and 71-01 to 71-61 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens.

202-50-A—69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-48, 71-02 to 71-48 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens; (Application filed pursuant to section 35 of the General City Law re erection of buildings in bed of mapped streets-Marathon parkway, 70th road, 71st avenue, 72nd avenue, 73rd avenue and 254th street and an application filed pursuant to section 36 of the General City Law re buildings not fronting on a mapped street).

840-48-BZ—Reopened May 2, 1950 as Volume II—Application, April 14, 1950, under sections 7c and 21 of the zoning resolution of Charles M. Spindler, on behalf of Kith Construction Realty Corp., owner, to permit in the business use, C area, portion of a plot, located in a residence and business use district, of an extension to an existing building using more than the area permitted, to be occupied as bowling alleys, lounge and reception room, bar and lunch counter (previously granted by the Board, the conversion from public garage for more than five motor vehicles to bowling alleys, lounge and reception room and bar and lunch counter); premises 3358-3382 Atlantic avenue and 310-320 Crescent street, southwest corner (Block 4162, Lots 18 and 22), Borough of Brooklyn.

950-40-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Ernest C. Waldeck, owner, reopened June 13, 1950 for consideration as to amendment of resolution—re Application, previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment; premises 7610-7614 4th avenue, west side, 50 ft. south of 76th street (Block 5950, Lot 47), Borough of Brooklyn.

619-41-BZ—Reopened April 11, 1950 as Volume II—Application, March 15, 1950, under sections 7c and 7e of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a residence and local retail use district, the extension in area of existing gasoline service station, and the reconstruction of station and building to include lubritorium, auto laundry and addition of a motor vehicle repair shop (previously granted by the Board in a business use district, the alteration of an existing gasoline station and erection of new accessory building); premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

115-49-BZ—Reopened May 23, 1950 as Volume II—Application May 11, 1950, under section 7c of the zoning resolution of Charles M. Spindler, applicant, on behalf of Frank and Anthony Adamo, doing business as Adamo Bros., owners, to permit in a manufacturing and restricted retail use district, the erection of a new building on an existing gasoline service station to be used as stores, offices, lubritorium and motor vehicle repair shop; premises 53-15 to 53-21 Northern boulevard, 32-62 to 32-68 53rd place, northwest corner and 51-30 to 51-40 Broadway (Block 1153, Lot 37), Woodside, Borough of Queens.

727-49-BZ—Reopened February 21, 1950 as Volume II—Application, April 26, 1950 under sections 7f and 7h of the zoning resolution of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

72-50-BZ—Application, January 17, 1950, under sections 7e, 7f, 7h and 7A and 21 of the zoning resolution, of Brimac Realty Corporation, applicant and owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office and sales, and storage of auto accessories, and to permit the existing one story metal lunch room to remain, with an entrance to the gasoline service station more than permitted distance from intersection; premises 171-04 to 171-20 Linden boulevard and 114-01 Merrick boulevard, southeast corner (Block 12393, Lot 1), St. Albans, Borough of Queens.

278-50-BZ—Application, April 25, 1950, under section 21 of the zoning resolution, of Vito F. Battista, applicant, on behalf of Giuseppina Crisci, owner (Charles Crisci, lessee), to permit in a business use, B area district, the extension to existing building, using more than the area permitted; premises 503 Lorimer street and 42-50 Conselyea street, southwest corner (Block 2756, Lot 22), Borough of Brooklyn.

339-50-BZ—Application, April 4, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Burke Bronstein, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store and market); (loading and unloading space using more than the area permitted); (previously granted by the Board for the parking and storage of more than five motor vehicles); premises 9524-9530 Church avenue and 508-518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn.

CALENDAR

380-50-BZ—Application, May 23, 1950, under section 7c of the zoning resolution, of Saul S. Nevins, applicant, on behalf of Reiner Heating Corporation, owner (Tremont Chevrolet Company, Inc., lessee), to permit in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing; premises southeast corner of Bruckner boulevard and Colgate avenue (Block 3649, Lot 30), Borough of The Bronx.

361-50-BZ—Application, May 23, 1950, under sections 21 and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Independent Builders, Garden Apartments Corporation, owner, to permit in a residence use, D area district, the erection of more than one building on a lot, without the required side and rear yards; and to permit the parking of motor vehicles on unbuilt upon portions of lot; premises 116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12352, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens.

362-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to Section 36 General City Law re proposed buildings not facing on a legal street; 116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12352, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens.

247-50-BZ—Application, April 11, 1950, under sections 7e, 7f, 7i and 7A of the zoning resolution, of Acacia Service Stations Inc., applicant, on behalf of Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with curb cuts more than the permitted distance from the intersection; premises 47-01 to 47-21 Borden avenue (Midtown highway), north side, from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

394-50-A—47-01 to 47-21 Borden avenue (Midtown highway), north side from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens under section 35 of General City Law re bed of mapped street—proposed widening of Borden avenue.

485-40-BZ—Reopened May 2, 1950 as Volume II—Application, April 19, 1950, under sections 7e and 21 of the zoning resolution of Simon B. Zelnick, on behalf of Hefran Realty Company, Inc., and Methill Realty Corporation, owners, to permit in the retail use, D area district portion of a plot located in a residence and retail use district, the extension to existing structure using more than the area permitted; premises 2167-2169 Westchester avenue, north side, 104.67 ft., west of Castle Hill avenue and 40 ft. east of Purdy street and 1313 Castle Hill avenue, west side, 100 ft. north of Westchester avenue (Block 3935, Lots 6 and 1), Borough of The Bronx.

205-44-BZ—Reopened May 2, 1950 as Volume II—Application, April 19, 1950, under sections 7A, 7c, 7h and 7e of the zoning resolution of Peter W. Bruder, on behalf of M. Cassidy, owner, to permit on a plot located partly in a local retail and partly in a residence use district, the erection and maintenance of extension to existing funeral parlor (previously granted in part, by the Board), parking of patrons' motor vehicles on southerly portion of plot, with curb cut and entrance on 199th street more than 25 ft. from the intersection; premises 198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

307-50-BZ—Application, May 4, 1950, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Crawford Improvement Company, Incorporated, owner, to permit in a business use district, the erection and maintenance of a gasoline service center, lubritorium, car washing, motor vehicle repairs, office and salesroom; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 2646-2656 Coney Island avenue and 756-766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn.

406-50-A—46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (Block 2432, Lot 9), Woodside, Borough of Queens.

204-50-A—Appeal from an order of the fire commissioner re: packaging of combustible mixture known as Eskimo Methanol Anti-Freeze in one quart and one gallon sealed cans (containers not in conformity with Administrative Code requirements), in New York City.

HARRIS H. MURDOCK, *Chairman.*

JULY 5, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July* 5, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

848-49-A—1217-1221 Madison avenue, southeast corner, East 88th street (1st floor); (Block 1499, Lots 47 to 51 inclusive), Borough of Manhattan.

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan.

504-46-A—Vol. II—798 to 804 Union street, south side, 75 ft. west of 7th avenue (Block 957, Lot 29), Borough of Brooklyn; (reopened December 20, 1949).

259-50-A—9478 Ridge boulevard, north side, 158 ft. 2 in. east of Shore road (Block 6111, Lots 57 and 60), Borough of Brooklyn.

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

1494-39-A—Vol. II—809-813 Washington street and 70-74 Gansevoort street, southeast corner (1st floor); (Block 643, Lot 43), Borough of Manhattan (reopened June 6, 1950).

391-50-A—163 Greene street, west side, 130 ft. 4 in. north of West Houston street (Block 524, Lot 57), Borough of Manhattan.

303-50-A—10 Gates avenue, southwest corner of Vanderbilt avenue (4th floor); (Block 1975, Lot 1), Borough of Brooklyn.

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425-50-A—657-675 4th avenue, northeast corner of 21st street (2nd floor); (Block 640, Lot 3), Borough of Brooklyn.

264-50-A—111-115 East 59th street, north side, 105 ft. east of Park avenue, and 110-114 East 60th street (cellar and 1st to 6th floors, included); (Block 1394, Lots 5, 67, 68, 68½), Borough of Manhattan.

177-50-A—39-08 213th street, west side, 60 ft. south of 39th avenue (1st and 2nd floors, north part of building); (Block 6236, Lot 11), Bayside, Borough of Queens.

199-50-A—47-19 5th street and 5-01 47th road, northeast corner (cellar and 2nd floor); (Block 29, Lot 21), Long Island City, Borough of Queens.

392-50-A—39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

294-50-A—23-02 to 23-42 49th avenue, south side, entire block bounded by 25th street, 49th and 50th avenues and Long Island Railroad, 23-01 to 23-41 50th avenue and 23-02 to 23-42 Hunterspoint avenue (Block 103, Lot 1), Long Island City, Borough of Queens.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

435-50-A—757 East 103rd street and 10307 Flatlands avenue, northeast corner; 758-764 East 105th street, northwest corner of Flatlands avenue; 757-763 East 105th street, northeast corner of Flatlands avenue; 10603-10609 Flatlands avenue, north side, 230 ft. east of East 105th street; 10711-10715 Flatlands avenue, northwest corner of East 108th street; 757-763 East 108th street, northeast corner of Flatlands avenue; 10835-10841 Flatlands avenue, northwest corner of Hinsdale street; 719 East 103rd street and 10312 Glenwood road, southeast corner; 716 East 105th street and 10406 Glenwood road, southwest corner; 10602-10608 Glenwood road, southside, 250 ft. east of East 105th street; 712-718 East 108th street, southwest corner of Glenwood road; 711-717 East 108th street, southeast corner of Glenwood road; 992-998 Hinsdale street, southwest corner of Glenwood road; 671 East 105th street and 10513 Glenwood road, northeast corner; 10603-10609 Glenwood road, north side, 230 ft. east of East 105th street; 10717-10721 Glenwood road, northwest corner of East 108th street; 651-657 East 108th street, northeast corner of Glenwood road; 968-974 Williams avenue, northwest corner of Glenwood road; 621 East 105th street and 10512 Farragut road, southeast corner; 10622-10702 Farragut road, south side, 400 ft. east of East 103rd street; 618-620 East 108th street and 10712 Farragut road, southwest corner; 619 East 108th street, east side, 400 ft. north of Glenwood road; 926-932 Williams avenue, west side, 380 ft. north of Glenwood road; 567 East 108th street, east side, 700 ft. north of Glenwood road; 904-908 Williams avenue, west side, 700 ft. north of Glenwood road; 543-553 East 108th street, east side, 89 ft. north of Glenwood road; 254 Stanley avenue and 523 East 108th street; 270-276 Stanley avenue, south side, 170 ft. east of East 108th street; 330 Stanley avenue and 870-874 Williams avenue, southwest corner (Blocks 8158, 8174, 8175, 8176, 8191-8195, inclusive, Lot 1); Breuklen Houses, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 11, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 11, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

133-50-BZ—Application, February 21, 1950, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Arthur J. Krauss, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto showroom for new and used cars, lubritorium, car washing, motor vehicle repair shop, office and sales, storage, wheel alignment and parts department; premises 67-02 Juno street, 73-27 to 73-43 Yellowstone boulevard, southeast corner, 66-82 to 66-104 Selfridge street, 67-01 to 67-13 Kessel street and Juno street (Block 3183, Lots 1 and 2), Forest Hills, Borough of Queens.

246-50-BZ—Application, April 11, 1950, under sections 7e and 7h of the zoning resolution, of Acacia Service Stations, Inc., applicant, on behalf of Shorewood Realty Corp., owner (Esso Standard Oil Co., lessee), to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, and the parking and storage of motor vehicles on the unbuilt upon portion of lot, for a term of fifteen years; premises 114-01 to 114-17 Springfield boulevard, east side, from 114th to 115th avenue, and 216-01 115th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

103-50-BZ—Application, January 26, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Wechsler and Schimmenti, applicants, on behalf of 2157 Prospect Avenue Corporation, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium and auto laundry and to permit the existing loading platform for laundry on adjoining premises to remain; premises 750 East 182nd street, south side, 35 ft. west of Prospect avenue, and 2169 Prospect avenue (Block 3097, Lots 39, 33 and 23), Borough of The Bronx.

132-50-BZ—Application February 27, 1950, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Forsander Realty Corporation, owner, to permit in a local retail use district, the extension of use and area of existing gasoline service station, auto laundry, auto accessory store, tire repair and battery charging, to gasoline service station, car washing, lubritorium, motor vehicle repairs, office and accessory sales, storage, tire repairs and battery charging; premises 244-11 to 244-19 Northern boulevard, north side, 100.01 ft. east of 244th street (Block 8112, Lot 6), Douglaston, Borough of Queens.

151-50-BZ—Application, March 1, 1950, under section 21 of the zoning resolution, of Jay M. Spinner, applicant, on behalf of Abe Brooks, owner, to permit in a business use, C area district, the extension to existing building using more than the area permitted, and the addition of offices and storage on second floor; premises 2115 86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn.

152-50-A—2115 86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn.

298-50-BZ—Application, April 19, 1950, under section 7c of the zoning resolution, of Adolf C. Blechner, applicant and owner, to permit in a residence and business use district, the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform; premises 325-331 East 148th street, north side, 225 ft. west of Courtlandt avenue and 324-328 East 149th street, south side, 225 ft. west of Courtlandt avenue (Block 2330, Lot 30), Borough of The Bronx.

155-50-BZ—Application, March 7, 1950, under sections 7f and 7A of the zoning resolution, of Paul Friedman, applicant, on behalf of Leah Miller, owner, to permit in a business use district, the erection and maintenance of a gasoline service, station, lubritorium, auto washing, sale of auto accessories and office; with a business entrance more than the permitted distance from the inter-

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section for a term of fifteen years; premises 122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 to 116th avenue, southeast corner of 122nd street (Block 11679, Lot 2), South Ozone Park, Borough of Queens.

39-50-BZ—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Socony Vacuum Oil Company, owner (Jack Greenberg, lessee), to permit in a business use district, the addition of the parking and storage of motor vehicles on unbuilt upon portion of existing gasoline service station, lubritorium, auto washing and office; premises 1082-1090 Union street and 1566-1570 Bedford avenue, southwest corner (Block 1273, Lot 40), Borough of Brooklyn.

150-41-BZ—Reopened March 14, 1950 as Volume II—Application February 7, 1950, under sections 7i, 7e, 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Gulf Oil Corporation, owner, to permit in a residence and local retail use district, the extension of a gasoline service station (previously granted by the Board for a term of years), lubritorium, motor vehicle repairs, car washing and to permit the parking of cars waiting to be serviced; premises 223-15 to 223-25 Union Turnpike and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens.

154-50-BZ—Application, March 2, 1950, under sections 7f and 7i of the zoning resolution, of Benjamin H. Chasin, applicant, on behalf of Louis Mintz, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of auto accessories, storage and office; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 5223-5229 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212-5224 Avenue J (Block 7800, Lots 39, 41 and 42), Borough of Brooklyn.

256-49-BZ—Application, March 23, 1949, under section 7c of the zoning resolution, of Louis Lieberman, applicant, on behalf of Gaetano Ramieri, owner, to permit in a residence and unrestricted use district, the change in occupancy from kindergarten, gymnasium, club meetings and church to factory and showroom; premises 25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (Block 259, Lot 15), Borough of Brooklyn.

257-49-A—25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (cellar, 1st, and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

42-50-BZ—Application, January 20, 1950, under sections 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Maria Davide, owner (Christ Bautosoukus, doing business as Hudson Valley Sliced Apple Co., James Grasso and Joseph Novillino, lessees), to permit the extension of a bakery from the business use district into the residence use district, and to permit the maintenance in the residence use district of a four car garage accessory to the bakery, baker's oven and the vacant lot for off street loading and unloading; and to peeling and slicing of apples; and to permit the use of permit the existing two story frame dwelling to be maintained without providing a rear yard; and to permit more than one building on the plot; premises 53-04 103rd street, west side, 25 ft. south of Lewis avenue and 102-20 Lewis avenue, south side, 100 ft. west of 103rd street (Buildings 1, 2 and 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.

43-50-A—102-20 Lewis avenue, west side, 25 ft. south of 103rd street (Building 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.

115-50-BZ—Application, February 21, 1950, under sections 7f, 7i, 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Horace Bldg. Corp., owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car washing, retail sales, storage and office, with entrances beyond the permitted distance from the intersection; premises 215-12 to 215-20 Horace Harding boulevard and 61-02 to 61-10 Bell boulevard, southwest corner (Block 7605, Lot 66), Bayside, Borough of Queens.

192-50-BZ—Application, March 16, 1950, under sections 7c and 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of Gootzeit Realty and Construction Corp., owner, to permit in a business use, D area district, the erection and maintenance of more than one building on a lot to be used for the storage of more than five motor vehicles, using more than the area permitted; premises 67-29 to 67-39 73rd place, east side, 22.32 ft. south of 67th road (Block 3771, Lot 7), Middle Village, Borough of Queens.

234-50-BZ—Application, March 27, 1950, under section 7f of the zoning resolution, of William Farrell, applicant, on behalf of Michael Lauro, owner, to permit in a business use district, the erection and construction of a gasoline service station for boat use only; premises 2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.

235-50-A—2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.

279-50-BZ—Application, April 26, 1950, under section 7h of the zoning resolution, of Simon Cohen, applicant, on behalf of James Mantell, owner (William H. Ahlert, lessee), to permit in a residence use district, the parking and storage of motor vehicles for a temporary period of time; premises 166 to 177 Beach 104th street, and 104-02 to 104-10 Ocean Promenade, northwest corner (Block 643, Lot 37), Rockaway Beach, Borough of Queens.

243-50-BZ—Application, April 5, 1950, under section 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Land Properties, Inc., owner, to permit in business use, D area district, the erection and maintenance of additional business buildings (retail stores), resulting in excess coverage for structures on plot; premises 2802-2824 Avenue U, south side, from East 28th to East 29th streets, 2105 East 28th street and 2104 East 29th street (Block 7361, Lot 1), Borough of Brooklyn.

332-49-BZ—Application, April 20, 1949, under section 7f of the zoning resolution, of John J. Beatty, applicant, on behalf of P. W. Baths, Inc., owner, to permit in a business use district, the restoration of the variance for garage use on the second and third floors (previously granted by Board) for the storage of more than five motor vehicles and less than two hundred; premises 28-48 Brighton 1st road (Calm street), west side, 178.85 ft. south of Brighton Beach avenue (Block 7284, Lot 1726), Borough of Brooklyn.

117-24-BZ—Reopened May 23, 1950 as Vol. II—Application, May 4, 1950, under sections 7c, 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 265 Pennsylvania Avenue Corporation, owner (S. and S. Brake Service, lessee), to permit in a residence and business use district, the addition of an automobile showroom for new and used cars, motor vehicle repairs, servicing, lubrication, wheel alignment, body and fender repairs, touch up painting and spraying, to existing storage garage for more than five motor vehicles (previously granted by the Board); premises 261-267 Pennsylvania avenue, east side, 125 ft. north of Belmont avenue (Block 3738, Lot 7), Borough of Brooklyn.

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2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

232-45-BZ—Reopened April 26, 1949 as Volume II—Application, November 22, 1949 under section 7i of the zoning resolution of Anthony E. Sacco, applicant, on behalf of Cambrelling Realty Company, Incorporated, owner, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto laundry and five car garage to a motor vehicle repair shop for a term of two years; premises 681-683 East Fordham road, northeast corner of Cambrelling avenue (Block 3273, Lot 177), Borough of The Bronx.

322-47-BZ—Reopened April 18, 1950 as Volume II—Application, March 20, 1950, under sections 7e and 21 of the zoning resolution of Wechsler and Schimmenti, applicants, on behalf of Briguglio and Gaddy, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building without the required rear yard, and to permit the parking of motor vehicles on unbuilt upon portion of lot with an entrance (curb cut) for the ingress and egress of motor vehicles (previously denied by the Board, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop and paint shop, Lots 12, 13, 27); premises 91-15 139th street, east side, 100.10 ft. north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens.

1108-47-BZ—Reopened March 7, 1950 as Volume II—Application, February 15, 1950, under sections 7c and 7e of the zoning resolution of Henry Nordheim, applicant, on behalf of Rae Stiller, owner, to permit in a business use district, the change in occupancy from garage for five motor vehicles to dry cleaning, wet wash laundry and store to receive the garments for cleaning and laundry; premises 4500-4510 Furman avenue and 725 East 239th street, northeast corner (Block 5085, Lot 5), Borough of The Bronx.

5-50-BZ—Application, January 5, 1950, under sections 7a and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Mallett Bros., Inc., owner, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot, and the extension to the existing garage; premises 2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

301-50-A—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

134-50-BZ—Application, February 28, 1950, under section 21 of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Pasquale Lancieri, owner, to permit in a business use, B area district, the extension of existing building at rear on first story, using more than the area permitted; premises 2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4¼ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

135-50-A—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4½ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

203-50-BZ—Application, March 22, 1950, under sections 7c and 7e of the zoning resolution, of Latham C. Squire, applicant, on behalf of Uris Brothers, owner (Robert Norden, lessee), to permit in a residence and retail use district, the change in occupancy on first floor from existing restaurant to restaurant and cabaret; premises 1-3 University Place and 27-29 Waverly Place, northeast corner and 225 Greene street (Block 548, Lot 1), Borough of Manhattan.

217-50-BZ—Application, March 29, 1950, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Shop With Confidence, Inc., owner, to permit in a business use, C area district, the extension to existing building on first floor and cellar, using more than the area permitted; premises 1316 Avenue J, south side, 60 ft. west of East 14th street (Block 6715, Lot 7), Borough of Brooklyn.

265-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Emil Koeppel and Son, applicants, on behalf of Edward Safay, owner, to permit in a business use, C area district, the extension to existing second floor, using more than the area permitted, and without the required rear yard, to be used as additional bowling alleys; premises 503-507 Ovington avenue, north side, 22 ft. 6½ in. east of Fifth avenue (Block 5874, Lot 90), Borough of Brooklyn.

300-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Robert V. Henning and George Henning, owners (Belmont Smelting and Refining Works, Inc., lessee), to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted; premises 314-336 Belmont avenue, south side, from Alabama to Georgia avenues, 251-285 Alabama avenue and 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11); (Block 3752, Lot 3), Borough of Brooklyn.

305-50-BZ—Application, May 2, 1950, under sections 7c, 7e and 7i of the zoning resolution, of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner to permit in a business use district, the reconstruction of existing gasoline service station, to include lubritorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles; premises 67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner (Block 1299, Lot 27), Woodside, Borough of Queens.

316-50-BZ—Application, May 1, 1950, under section 7f of the zoning resolution, of Joseph Martine, applicant, on behalf of Beremed Realty Company, Incorporated, owner, to permit in a retail use district, the use of cellar and sub-cellar of proposed twelve story building as a non storage garage for more than five and less than

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two hundred motor vehicles; premises 1029-1039 Avenue of the Americas (6th), 100-106 West 39th street, southwest corner and 103-105 West 38th street (Block 814, Lots 32, 33 and 38 to 45 inclusive), Borough of Manhattan.

386-50-BZ—Application, June 5, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Albert E. Deer, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the reconstruction of an existing gasoline service station and metal garages to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 1995 (1993-1999 displayed) Atlantic avenue and 261 Saratoga avenue, northeast corner (Block 1562, Lot 1), Borough of Brooklyn.

365-50-BZ—Application, May 23, 1950, under sections 7c, 7h and 7A of the zoning resolution, of Casper P. Colla, on behalf of Mareseo Holding Corporation, owner, to permit in a residence and business use district, the extension of existing restaurant into the residence use portion of the plot, and to permit the parking of patrons' motor vehicles in the residence use portion of the plot, with entrances more than the permitted distance from the intersection premises; 3159-3169 Emmons avenue and 2823-2857 Coyle street, northeast corner (Block 7508, Lots 118, 124 and 85), Borough of Brooklyn.

51-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (two motor vehicles) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 110-14 Jewel avenue, south side 100 ft. east of 110th street (Block 2231, Lot 12), Forest Hills, Borough of Queens.

50-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (one motor vehicle) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 108-47 Jewel avenue, north side, 100 ft. west of 110th street (Block 2220, Lot 44), Forest Hills, Borough of Queens.

381-50-BZ—Application, May 31, 1950, under section 7A of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Turnby Building Corporation, owner, to permit in a business use district, the erection and maintenance of business building (stores) with show windows and signs on 192nd street more than twenty-five feet from the intersection; premises 39-15 to 39-21 192nd street and 192-07 to 192-27 Station road, northeast corner (Block 5325, Lot 40), Flushing, Borough of Queens.

319-32-BZ—Reopened June 6, 1950 as Volume II—Application May 10, 1950, under section 7f of the zoning resolution of Goldwater and Flynn, applicants, on behalf of Robert P. Marshall, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium, for a term of fifteen years (previously granted by the Board but never constructed); premises Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx.

772-49-A—226-228 West 20th street, south side, 380 ft. west of 7th avenue (Block 769, Lots 53-54), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 11, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 11, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following

651-49-SA—Manning and Lewis Engineering Company Steam Fuel Oil Heaters, Model Nos. A, B, C and L.

366-50-SM—Retex (Decorative Interior Wall Covering).

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

218-50-A—886 Forest avenue, east side, 157.38 ft. north of East 161st street (Block 2658, Lot 9), Borough of The Bronx.

779-49-A—743 Fifth avenue, east side, 62 ft. 3 in. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan.

123-21-S—Vol. II—164-174 East 116th street, south side, 175 ft. west of 3rd avenue (1st floor); (Block 1643, Lots 44 and 146), Borough of Manhattan (reopened June 6, 1950).

393-50-A—797 Broadway, northeast corner of Fayette street (mezzanine); (Block 3132, Lot 8), Borough of Brooklyn.

482-50-A—48-12 to 48-42 204th street, west side, 100 ft., 128.33 ft., 156.66 ft., 185 ft., 213.33 ft., 241.66 ft., 270 ft., 298.33 ft., 326.66 ft., 355 ft., 383.33 ft., 411.66 ft. north of 50th avenue (Block 7362, Lots 12 to 28 Inclusive); 48-21 to 48-55 204th street, northeast corner of 50th avenue and east side 204th street, 29 ft., 56 ft., 83 ft., 110 ft., 137 ft., 164 ft., 191 ft., 218 ft., 245 ft., 272 ft., 299 ft., 326 ft., and 353 ft. north of 50th avenue (Block 7363, Lots 36 to 52 inclusive); and 48-11 204th street, east side, 96.87 ft. south of 48th avenue (Block 7363, Lot 55), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 18, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 18, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

961-48-BZ—Vol. II—Reopened June 20, 1950 to consider extension in area—Application, June 7, 1950, under section 7h of the zoning resolution of Gerard C. Henigan, applicant on behalf of Lena Maria Rasch, owner, to permit in a residence use district, the extension of a parking and storage lot for more than five motor vehicles; premises 2717-2739 Pitkin avenue, 435-481 Euclid avenue, northeast corner, 1026-1048 Glenmore avenue, southeast corner of Euclid avenue, 366-376 and 402-412 Pine street (Block 4214, Lot 1), Borough of Brooklyn.

681-41-BZ—Vol. II—Reopened June 20, 1950, to consider continuance of use—Application, June 12, 1950, under section 7h of the zoning resolution of Max Horn, applicant, on behalf of Eugene Kral, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 91 Beach 87th street, 92 Beach 88th street and north side of Shore Front parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

416-50-A—Application filed pursuant to Section 35 of the General City Law to permit the use of premises partly in the bed of a mapped street for the parking and storage of motor vehicles; 91 Beach 87th street, 92 Beach 88th

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street and north side of Shore Front Parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

418-50-BZ—Application, May 14, 1950, under sections 21 and 7h of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Bell Associates, Inc., owner, to permit in a residence use, D area district the erection of more than one building on a lot without the required yards and courts and to permit the parking of motor vehicles on open portions of the plot; premises 220-02 to 229-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens.

419-50-A—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens (under section 36, General City Law re buildings not facing on legal streets).

269-50-BZ—Application, April 25, 1950, under section 7c of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

273-50-BZ—Application, April 10, 1950, under sections 7c and 21 of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Aznive Haig, owner, to permit in a local retail use district the proposed office above the first story, in a proposed building to be used as stores on the first floor; premises 814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx.

429-50-A—814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx; (under section 35, General City Law re partly in bed of mapped street—Bussing avenue).

1014-22-BZ—Reopened May 31, 1950 as Volume II—Application May 4, 1950, under sections 7c and 21 of the zoning resolution of Gustave Goldman, applicant, on behalf of 1735 University Avenue Corporation, owner, to permit in a residence use, B area district, the erection of a business building (store) using more than the area permitted; premises 101-107 West 188th street and 2455 University avenue, northwest corner (Block 3219, Lot 208), Borough of The Bronx.

242-26-BZ—Reopened March 7, 1950 as Volume II—Application, January 31, 1950, under section 7c of the zoning resolution of Allen A. Blaustein, applicant, on behalf of Sanders Theatre Corporation, owner, to permit in a residence use district, the change in occupancy from store and motion picture theatre (previously granted by the Board) to motion picture theatre and vaudeville; and to permit display cases (inside candy stand); premises 187-189 Prospect Park West, southeast corner of 14th street (Block 1103, Lot 37), Borough of Brooklyn.

276-43-BZ—Reopened June 6, 1950 as Volume II—Application May 16, 1950, under sections 7c, 7f and 21 of the zoning resolution of Robert Gottlieb, applicant, on behalf of Santini Building Corporation, owner, to permit in a residence use district, the conversion of existing warehouse to storage garage for more than five and less than two hundred motor vehicles; premises 3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406G, Lot 441), Borough of The Bronx.

919-46-BZ—Reopened March 28, 1950 as Volume II—Application, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee), to permit in a business and unrestricted use, D area district, a lumber storage building to be used in conjunction with existing woodworking shop with the area of the building on lot in excess of that permitted (previously granted by the Board the reconstruction of structure, using more than the area permitted); premises 713-731 East 98th street, 98-01 to 98-07 Ditmas avenue, northeast corner and 736-765 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

14-50-BZ—Application, January 12, 1950, under section 21 of the zoning resolution, of Jacob Berman, applicant, on behalf of Morris Tannen, owner, to permit in a residence use, G1 area district, the maintenance of existing two family residence without the required rear yard; premises 80-63 208th street, east side, 162.04 ft. north of Midland Drive (Block 7782, Lot 14), Hollis, Borough of Queens.

144-50-BZ—Application, February 7, 1950, under sections 7c, 7h and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Habco Estates, Incorporated, owner, to permit in a residence local retail and retail use, D area district, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees cars; premises 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eveleth road (Blocks 12493, 12494,; Lots 53, 60, 73, 76, 8), Springfield Gardens, Borough of Queens.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

253-50-BZ—Application, April 10, 1950, under sections 7c and 7f of the zoning resolution, of William H. Byrne, applicant, for Estate of John Cullen, deceased, owner (Margaret C. Dowling, executrix), to permit in a business use district, the change in use of existing building

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from stores, storage and junk shop, to a garage for more than five motor vehicles; premises 2097-2103 First avenue, 324-348 East 108th street, southwest corner, and 333-335 East 107th street (Block 1679, part of Lot 27), Borough of Manhattan.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Company, Inc., lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

310-50-BZ—Application, April 25, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Max and Theresa Hummel, owners, to permit in a business use district the erection and maintenance of a gasoline service station for boats and for patrons who use boat yard; premises 164-30 95th street, west side, 220 ft. north of 165th avenue (Block 4153, Lot 46), Howard Beach, Borough of Queens.

341-50-BZ—Application, May 15, 1950, under section 7A of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Wacrest Construction Corp., owner, to permit in a retail use district the installation of show windows, business entrances and business signs more than the permitted distance from the intersection premises 25-01 to 25-09 36th avenue and 35-51 to 35-57 Crescent street, northeast corner (Block 339, Lot 21), Astoria, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

384-50-BZ—Application, June 2, 1950, under sections 7e and 21 of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Francis J. Wilson, owner, to permit in a residence use district the erection and maintenance of a business building (stores); premises 9 Hillside avenue, south side, 2 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan.

432-50-BZ—Application, June 15, 1950, under section 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Tishman Realty and Construction Co., owner, to permit in a business use, D area district the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 62-06 to 62-28 Woodhaven boulevard, west side, 392.73 ft. north of 62nd drive (Block 2974, Lot 137), Rego Park, Borough of Queens.

453-50-BZ—Application, June 22, 1950, under section 21 of the zoning resolution, of Hemlock Realty Corp., applicant and owner, to permit in a residence and local retail use, D area district the erection and maintenance of a business building (stores), using more than the area permitted; premises 797-819 Stanley avenue, north side, from Ashford street to Cleveland street (Block 4359, Lots 28, 38 and 39), Borough of Brooklyn.

421-50-BZ—Application, June 5, 1950, under sections 7a, 7f, 7i, 7h and 21, of the zoning resolution, of Fred C. Dahlem, applicant on behalf of Pincus Blear, owner, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10—formerly 10, 11 and 12), Borough of Manhattan.

422-50-A—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10, formerly 10, 11 and 12), Borough of Manhattan.

200-33-BZ—Reopened June 20, 1950 as Volume III—Application, June 7, 1950, under sections 7f, 7i and 21 of the zoning resolution, of Leo Kornblath, applicant, on behalf of Irving Wenig, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and office; premises 331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.

444-50-A—331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.

457-50-BZ—Application, June 21, 1950, under sections 7c 7h and 7i of the zoning resolution, of A. R. Kartzman, applicant, on behalf of Ho-Pan Realty Corp. and 3027 Coney Island Ave. Corp., owners, to permit in a business use district the relocation and reconstruction of an existing gasoline service station, and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling; premises 3005-3031 Coney Island avenue and 165-178 Neptune avenue, northeast corner (Block 7511, Lots 4, 10, 11, 13 and 15), Borough of Brooklyn.

423-50-BZ—Application, June 6, 1950, under section 7e and 21 of the zoning resolution, of Irving Kudroff, applicant, on behalf of Johrosdon Realty Corp., owner, to permit in a residence use, C area district, the erection and maintenance of a business building (Post Office), using more than the area permitted; premises 1525 Gun Hill road, 2915 Mickle avenue, southwest corner and northwest corner of Gun Hill road and Arnow avenue (Block 4783, Lot 47), Borough of The Bronx.

426-50-BZ—Application, June 9, 1950, under sections 7c and 21 of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Tumac Realty Corporation, owner, to permit in a residence and business use, C area district the erection and maintenance of a business building, using more than the area permitted; premises 1181-1201 East New York avenue and 632-636 Ralph avenue, northwest corner and 1924-1946 Union street (Block 1399, Lot 125), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 18, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 18, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

134-35-SA—Sherwood Brothers Incorporated (Oil Heating Division); (reopened September 9, 1941 re amendment of resolution to include additional models).

361-32-SA—Fluid Heat Wall Flame Rotary Oil Burner, Models SA and SM (previously approved re Fluid Heat Oil Burner); (reopened November 9, 1949 re amendment of resolution to include approval of additional models).

27-50-SM—USG Adjustable Wall Furring Bracket.

172-50-SM—Hi-Way Cinder Blocks, Hi-Way Sand Concrete Blocks and Hi-Way Waylite Concrete Blocks.

84-50-SA—American Solid Curb Petroleum Dry Cleaning Extractors Motor Drive 20″, 26″ and 30″ and American Open Top Petroleum Dry Cleaning Extractors Motor Drive 40″, 48″ and 63″.

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718-47-SM—Parkway Cinder and Cement Blocks.

85-50-SA—American Zone-Air Dry Cleaning Tumblers Motor Driven, 36 in. x 24 in. and 36 in. x 30 in. and American Super Speed Petroleum Dry Cleaning Tumblers, Motor Driven 42 in. x 60 in., 42 in. x 90 in. and 42 in. x 120 in.

516-49-SA—Lennox Gas Fired Heating Unit—Models Nos. GT1-54 and GT1-70.

348-40-SM—Paragon Sand Lime Brick.

485-39-SM—Vol. II—USG Rocklath Accessories (reopened March 1, 1949 re amendment of resolution as to change of name of United States Gypsum Company Rocklath accessories and approval of one new clip (combination of two previously approved clips).

359-50-SA—ABC-O-Matic Home Laundry Automatic Washer, Model 50.

216-47-SA—Incinor (Incinerator), Model S-2.

590-49-SA—Minneapolis-Honeywell Reg. Company Flame Detector Relay, Type R7009A, Industrial Photocell Mount Type C7000 3A, Flame Rectifier Type C7004B (pilot or mainflame check on industrial oil burners).

86-50-SA—American Buckeye Petroleum Dry Cleaning Washers, Sizes 30 in. x 40 in., 30 in. x 48 in., 36 in. x 48 in., 36 in x 54 in., 36 in. x 64 in., 42 in. x 54 in., 42 in. x 64 in., 42 in. x 84 in., and 54 x 70 in., Belt driven and individually motor driven type.

295-50-SA—Florence Gas Space Heaters—Models CV-200 and CVP-202.

180-50-SA—Florence Radiant Gas Space Heaters — Models RCV-351, RCV-356, RCV-456, RCV-651 and RCV-656.

808-46-SM—Sargent Incinerator Hopper Door No. 5 Flush Type (reopened March 28, 1950 re amendment of resolution as to change of construction of hopper door).

450-48-SM—Permalite Plaster (Fireproofing for steel columns).

47-50-SM—Yonkers Concrete Products Inc. Lightweight Concrete Blocks, using Lelite as the aggregate.

374-50-SM—New York Steel Tank Corporation 275 Gallon Fuel Oil Tank.

448-50-SA—Crotty Water Wall Furnace with Integral Fuel Oil Heater.

222-50-SA—Hamilton Automatic Gas Clothes Dryer Model 1000-G.

938-39-SM—Lockaire (board form rigid building insulation); (reopened May 2, 1950 re amendment of resolution to include ½ inch in thickness Lockaire Insulation Board).

1379-39-SM—Nailable Cinder Concrete Blocks (reopened December 20, 1949 re amendment of resolution to include additional size blocks).

109-50-SM—Trenjer Anti-syphon ball cock.

451-50-SA—Esko Drying Ovens (Gas fired).

886-49-SA—Paracoil Type E1 Fuel Oil Preheater.

89-49-SA—Todd Safety Arrangement for Below-Water-Line Oil Heating.

931-49-SA—Capitol High Speed Electric Spray Bake Conveyor (machine sprays and bakes synthetic resin materials on metal parts).

879-47-A—Vol. II—24 Harbor lane (Crescent Court), south side, 150 ft. west of Harbor View Terrace (Block 5975, Lot 208), Borough of Brooklyn (reopened June 20, 1950); (under section 36, General City Law re building located on street not on City Map).

405-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of an addition to the second story of an existing building located in the bed of a mapped street (51st street); premises 45-48 51st street, west side, 100 ft. north of 47th avenue (Block 2283, Lot 64), Woodside, Borough of Queens.

388-50-A—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of June 20, 1950).

226-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Burke Bronstein, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—593-617 McDonald avenue, east side, 200 ft. south of Avenue C (Block 5370, Lots 73 and 79), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (226-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 593 to 617 McDonald avenue, east side, 200 ft. south of Avenue C (Block 5370, Lots 73 and 79), Borough of Brooklyn was granted by the Board June 1, 1949, on certain conditions; and

WHEREAS, the resolution was amended September 20, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949, as *amended* by resolution adopted on September 20, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that plans have been approved by the department of housing and buildings and the work is now 95% completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App. 13/49)."

368-49-BZ

APPLICANT—Samuel Rosenblum, for Fawcett Publications, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, B area and Class 2 height district, the extension of an existing building without the required setbacks.

PREMISES AFFECTED—67-77 West 44th street and 1140-1144 Avenue of The Americas (6th), northeast corner (Block 1260, Lots 1 and 5), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (368-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution to permit in a retail use, B area and Class 2 times height district, the extension of existing building without the required setbacks, affecting premises 67-77 West 44th street and 1140-1144 Avenue of the Americas, northeast corner (Block 1260, Lots 1, 5), Borough of Manhattan, was granted by the Board July 12, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 12, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that substantial progress has been made in the erection of this structure, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App. 529/49)."

491-49-BZ

APPLICANT—Grymes Hill Manor Estates, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of more than one building on a lot without the required side yards and the parking and storage of motor vehicles in two-family units.

PREMISES AFFECTED—Southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond.

APPEARANCES—
For Applicant: Aaron Schurman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (491-49-BZ)

WHEREAS, this application under Sections 21 and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of more than one building on a lot without the required side yards and the parking and storage of motor vehicles on the unbuilt portions of the plot affecting premises, southwest corner of Serpentine and Stratford roads, southeast corner of Arlo and Stratford roads and northwest corner of Arlo and Stratford roads (Block 596, part of Lot 100), Grymes Hill, Borough of Richmond, was granted by the Board July 22, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 22, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that the project is approximately 40% completed, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Apps. 385 to 397/49)."

200-33-BZ—Vol. III

APPLICANT—Leo Kornblath, for Irving Wenig, owner.

SUBJECT—Application for consideration—reopening as Vol. III—re new proposal—re Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office and motor vehicle repair shop and the parking and storage of more than five motor vehicles (previously granted by the Board re parking and storage of more than five motor vehicles).

MINUTES

PREMISES AFFECTED—331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.

APPEARANCES—
For Applicant: Leo Kornblath.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider new proposal subject to regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

681-41-BZ—Vol. II

APPLICANT—Max Horn, for Eugene Kral, owner.

SUBJECT—Application for consideration—reopening as Vol. II re continuance of parking area—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles (previously granted on condition for a term of years—reopened for extension of term of variance and dismissed for lack of prosecution).

PREMISES AFFECTED—91 Beach 87th street, 92 Beach 88th street and north side of Shore Front parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

APPEARANCES—
For Applicant: Mrs. Max Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider continuation of parking use and set for hearing July 18, 1950, at 10 A.M., subject to regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

961-48-BZ—Vol. II

APPLICANT—Gerard C. Henigan, for Estate of Lena Maria Rasch, owner (Oliver D. Wallett, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—to consider extension of area—re Application (decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence use district, the parking and storage of more than five motor vehicles, for a term of years (previously granted by the Board).

PREMISES AFFECTED—1026-1048 Glenmore avenue, 435-481 Euclid avenue, southeast corner, 2717-2739 Pitkin avenue, 366-376 and 402-412 Pine street (Block 4214, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Gerard C. Henigan and Oliver D. Wallett.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II and set for hearing July 18, 1950, at 10 .M., to consider extension of parking use, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JUNE 27, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 13, 1950, were approved, as printed in the Bulletin of June 20, 1950, Vol. 35, No. 25.

ZONING APPLICATIONS

150-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened March 14, 1950—re Application (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the extension of a gasoline service station (previously granted by the Board for a term of years), lubritorium, motor vehicle repairs, car washing, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—223-15 to 223-25 Union turnpike and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama and Max Monsorno.
For Opposition: Stanley Faulkner, David J. Maxwell, Emil Danz, Pauline Danz, Mathilde Lambert, Walter Hess and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for further inspection by the Board and for decision without further argument.

256-49-BZ

APPLICANT—Louis Lieberman, for Gaetano Ramieri, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy from kindergarten, gymnasium, club meetings and church to factory and showroom.

PREMISES AFFECTED—25-29 Columbia place, east side, 248 ft. north of State street and 26-28 Willow place (Block 259, Lot 15), Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis Lieberman.
For Opposition: B. Meredith Langstaff, Milton Lefenfeld, Hugh M. Cole, John C. Elsesser, Helen R. Crawford, Richard H. P. Mendes, Tomasina Alegre, David T. Atwater, Mrs. Mary Lopez, George Slavin, I. H. Campbell, Michael J. Dowling and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and decision without further argument.

332-49-BZ

APPLICANT—John J. Beatty, for P. W. Baths, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the restoration of the variance for garage use on the second and third floors (previously granted by the Board) for the storage of more than five motor vehicles and less than two hundred.

MINUTES

PREMISES AFFECTED—28-48 Brighton 1st road (Calm street), west side, 178.85 ft. south of Brighton Beach avenue (Block 7284, Lot 1726), Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Opposition: Charles J. Larkin, Pauline Laub and Frieda Dublin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and decision by the Board, without further argument.

39-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner (Jack Greenberg, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of the parking and storage of motor vehicles on unbuilt upon portion of existing gasoline service station, lubritorium, auto washing and office.

PREMISES AFFECTED—1082-1090 Union street and 1566-1570 Bedford avenue, southwest corner (Block 1273, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Leonard Levinsony.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for applicant to file revised plans; hearing previously closed.

42-50-BZ

APPLICANT—Paul Friedman, for Maria Davide, owner Christ Bautosoukus (doing business as Hudson Valley Sliced Apple Co.), James Grasso and Joseph Novillino, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the extension of a bakery from the business use district into the residence use district, and to permit the maintenance in the residence use district of a four car garage accessory to the bakery, baker's oven and the peeling and slicing of apples; and to permit the use of vacant lot for off street loading and unloading; and to permit the existing two story frame dwelling to be maintained without providing a rear yard; and to permit more than one building on the plot.

PREMISES AFFECTED—53-04 103rd street, west side, 25 ft. south of Lewis avenue and 102-20 Lewis avenue, south side, 100 ft. west of 103rd street (Buildings 1, 2 and 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman, Mary Davide, Angelina Lampasso, Julia Davide, Fannie Bisaccio and Angelina Mastrangelo.

For Opposition: Bernard Paige, Mazzareno Serrone, Anthony Corrado, Joseph Zippo, Michael Mele, Angelo Armenio, Theresa Curcio, D. Tuttolani, Marie Jackson, Lareto Lontazzi, Carmela Lilli, Frank Frietto, M. Oliveri and Anthony Langeone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection by a committee of the Board and for decision, without further argument.

82-50-BZ

APPLICANT—Burke, Morrison and Green, for Douglas H. Campbell, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district the erection of more than one multiple dwelling on a lot, without the required setbacks, rear and side yards; and with more than the area permitted above a level of 18 ft. above curb level.

PREMISES AFFECTED—158-06 to 158-10 76th avenue, south side, from Parsons boulevard to 160th street; 158-26 to 158-30 76th avenue, south side, 185 ft. 6 in. east of Parsons boulevard; 158-46 to 158-50 76th avenue, southwest corner of 160th street (Block 6825, Lots 1-12); 160-16 to 160-30 76th avenue, south side, 95 ft. east of 160th street, 76-07 to 76-15 160th street, east side, 35 ft. south of 76th avenue (Block 6836, Lot 27); 160-05 to 160-09 and 160-15 to 160-19 76th avenue, northeast corner of 160th street and north side, 229 ft. 6 in. east of 160th street; 160-06 to 160-10 and 160-28 to 160-32 75th road, south side, 220 ft. east of 160th street (Block 6835, Lot 1); 158-05 to 158-09 and 158-45 to 158-59 76th road, northeast and northwest corners of Parsons boulevard, 158-25 to 158-29 76th road, north side, 188.92 ft. east of Parsons boulevard (Block 6825, Lots 1-12), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, Albert E. Schaefer and John A. Galway.

For Opposition: James C. Harrison, Michael Mohamed, Ingeborg Soderberg, Dorothea Meyer and William R. Montague.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for applicant to return to the Department of Housing and Buildings, for reconsideration of objection; date to be set.

115-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Horace Bldg. Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car washing, retail sales, storage and office, with entrances beyond the permitted distance from the intersection.

PREMISES AFFECTED—215-12 to 215-20 Horace Harding boulevard and 61-02 to 61-10 Bell boulevard, southwest corner (Block 7605, Lot 66), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Abe. S. Kaufman.

For Opposition: Fred E. Hertan, Jenkin R. Hockert, Clement S. Crystal and Adolph Vuolo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and decision without further argument.

155-50-BZ

APPLICANT—Paul Friedman, for Leah Miller, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office, with a business entrance more than the permitted distance from the intersection, for a term of fifteen years.

MINUTES

PREMISES AFFECTED—122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 116th avenue, southeast corner of 122nd street (Block 11679, Lot 2), South Ozone Park, Borough of Queens.

APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and for decision; hearing previously closed.

192-50-BZ

APPLICANT—Ingram S. Carner, for Gootzeit Realty and Construction Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of more than one building on a lot to be used for the storage of more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—67-29 to 67-39 73rd place, east side, 22.32 ft. south of 67th road (Block 3771, Lot 7, Middle Village, Borough of Queens.

APPEARANCES—
For Applicant: Ingram S. Carner.
For Opposition: Samuel H. Beckerman and O. A. Perlstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and decision, without further argument.

234-50-BZ

APPLICANT—William Farrell, for Michael Lauro, owner.

SUBJECT—Application for consideration (decision of the deputy commissioner of marine and aviation) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for boat use only.

PREMISES AFFECTED—2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Anthony T. Nappi and Michael Lauro.
For Opposition: Malvin B. Mariash and Lillian C. Keller.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and decision by the Board, without further argument.

243-50-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of additional business buildings (retail stores), resulting in excess coverage for structures on plot.

PREMISES AFFECTED—2802-2824 avenue U, south side, from East 28th to East 29th streets, 2105 East 28th street and 2104 East 29th street (Block 7361, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: John Hronec.
For Opposition: Harry Brunell, Pearl Kleinberg, Hilda Seigel and Frieda Davidson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and decision by the Board, without further argument.

279-50-BZ

APPLICANT—Simon Cohen, for James Mantell, owner (William H. Ahlert, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a temporary period of time.

PREMISES AFFECTED—166 to 177 Beach 104th street, and 104-02 to 104-10 Ocean Promenade, northwest corner (Block 643, Lot 37), Rockaway Beach, Borough of Queens.

APPEARANCES—
For Applicant: Simon Cohen, James E. Mantell and William M. Ahlert.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M., for inspection and decision by the Board, without further argument.

154-50-BZ

APPLICANT—Benjamin H. Chasin, for Louis Mintz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of auto accessories, storage and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—5223-5229 Flatlands avenue and 1260-1264 East 53rd street, northwest corner, and 5212-5224 Avenue J (Block 7800, Lots 39, 41 and 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Benjamin H. Chasin and Louis Mintz.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition; laid over to July 11, 1950 at 10 A.M., for completion of the terms of the resolution after applicant has submitted revised plans.

THE VOTE—
Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guince..... 3
Negative: Chairman Murdock 1

126-50-BZ

APPLICANT—M. Martin Elkind, for Rockaway Realty Co., owner (Hogan Paint & Chemical Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums.

PREMISES AFFECTED—52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: Anthony F. Correri, James Bruno, Samuel Goldman, George Lararian, Rose Mandell, Esther Boboff, G. Batte, M. Boggiano, A. Gralla, James Moorehead and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

276-50-BZ

APPLICANT—York and Sawyer and H. M. Clawson, for The Bowery Savings Bank, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the extension to existing building without the required set-backs.

PREMISES AFFECTED—110-120 East 42nd street, south side, 125 ft. west of Lexington avenue and 107-115 East 41st street (Block 1296, Lot 61), Borough of Manhattan.

APPEARANCES—
For Applicant: Russell Colean, Julius Eckman, P. R. Haulenbeek and H. W. McConnell.
For Opposition: Samuel Kramer, Edward Kronish and Harry Dlyn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice for applicant to have plans reexamined in Department of Housing and Buildings as to permissible excess height of street wall.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

747-45-BZ—Vol. II

APPLICANT—Joseph V. McKee, for Rego Park Leasing Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to arrangement of stores—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard in residence portion of plot (previously granted by the Board under section 7c, the extension of stores from business use district into residence use district and approval of recreational space).

PREMISES AFFECTED—97-02 to 97-22 Queens boulevard, southeast corner of 64th road (Block 3084, Lots 2, 9, 11 and 46), Rego Park, Borough of Queens.

APPEARANCES—
For Applicant: Gilbert Lazerus and Joseph Petchesky.
For Opposition: David Greenbaum, Chester A. Hahn and Rabbi Josiah Derby.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment withdrawn, without prejudice.

THE VOTE TO WITHDRAW REQUEST FOR AMENDMENT OF RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

492-29-BZ—Vol. V

APPLICANT—Lawrence M. Rothman, for Theobold Brothers Corp., owner.

SUBJECT—Application reopened June 6, 1950—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the continuation on first floor of existing multiple dwelling, a limited business occupancy, facing Grand Concourse and Boulevard.

PREMISES AFFECTED—2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx.

APPEARANCES—
For Applicant: Abraham Brandinger.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE TO AMEND RESOLUTION AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (492-29-BZ—Vol. V)

WHEREAS, an application under section 21 to permit in a residence district, the alteration and conversion of occupancy of the first story of an apartment house from residence to business use (stores), affecting premises 2183-2185 Grand Concourse, west side, 154.94 ft. south of East 182nd street (Block 3162, Lot 30), Borough of The Bronx, was withdrawn on May 20, 1930; and

WHEREAS, on December 11, 1934, the application was reopened, subject to the regular procedure; and

WHEREAS, on June 25, 1935, the Board granted the application, under section 21, for a term of two years for a limited occupancy on street floor portion of the building facing Grand Concourse, on condition that such business use not extend for a distance greater than 30 ft. from the building line of Grand Concourse and that the business use be of a non-hazardous and non-objectionable character, excluding groceries, provision stores, fish markets, delicatessens and other uses deemed hazardous; and

WHEREAS, on May 20, 1941, the application was reopened, subject to the regular procedure; and

WHEREAS, on November 18, 1941, the term of variance was extended; and

WHEREAS, on December 23, 1941, the application was reopened and the resolution amended to read: "*on condition* that such business use shall not extend beyond a distance of approximately 35 ft. from the building line of Grand Concourse and Boulevard, but shall include all rooms, halls, closets, etc. that normally are part of the apartments within such approximate distance . . ."; and

WHEREAS, on May 3, 1949, the application was reopened, subject to the usual procedure; and

WHEREAS, on December 20, 1949, the Board amended the resolution as to the term of the variance, so that as amended the resolution read: ". . . *granted* for a temporary term of five (5) years under section 7e . . .;" and

WHEREAS, the applicant requested a further amendment of the resolution and an extension of the term of variance; and

WHEREAS, on June 6, 1950, this application was reopened as Vol. V, subject to regular procedure and set for hearing on June 27, 1950, to permit two publications in the Bulletin

and waiving all requirements except a new decision and new plans; and

WHEREAS, a public hearing was held on June 27, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1950, acting on Amendment to Alt. Applic. 627/34 reads:

"11. Business use may not be continued on 1st floor in present 6 story nonfireproof Class 'A' Multiple Dwelling (New Law Tenement) as said use is in violation of Article 2, Section 3, Zoning Resolution. Also note that variance granted by Board of Standards and Appeals under Calendar No. 492-29-BZ on December 23, 1941 expired December 23, 1943."

and

WHEREAS, the applicant states that it is proposed to remove a partition and erect a new partition creating two stores in the south wing; that a new door will be provided to the street and present windows will have sills lowered to the floor; that in the north wing a new coatroom is provided, also a new entrance door and removal of partitions, as shown on plans filed with this application; that it is respectfully requested that these changes be permitted to meet the tenant requirements.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 25, 1935 as thereafter amended by resolutions adopted through December 20, 1949 by adding thereto:

"that in the event the owner desires to arrange the space to be occupied for business on the 1st floor as hereinbefore permitted so as to include the area as indicated on revised plans marked "Received May 25, 1950," two sheets, and to cut down the front windows as thereon indicated, such rearrangement may be permitted provided that in all other respects the requirements of the zoning resolution and the building code are complied with, and permitting such occupancy for a term of five (5) years under section 7, subdivision e, from the date of this amended resolution; that all permits shall be obtained and all work completed within six (6) months from the date of this amended resolution."

258-35-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Octagon Laundry, Inc., owner.

SUBJECT—Application reopened January 10, 1950—re Application (decision of the borough superintendent) under sections 7e, 7f, 7h and 7c of the zoning resolution, to permit in a residence and business use district, the extension of an existing wet wash laundry (previously granted by the Board, an extension to existing laundry) to provide for stock and bundle room, wet wash laundry, storage and sorting of laundry, office and boiler room; and a garage for more than five motor vehicles, and to provide loading and unloading space and to permit the day parking of more than five motor vehicles belonging to the owner and employees.

PREMISES AFFECTED—2112-2126 Menahan street, east side, 102.56 ft. north of Grand View avenue and 2117-2127 Grove street (Block 3373, Lots 13, 18, 20, 50 and 53), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and William C. Eisenhardt.

For Opposition: Florence Callei, Margaret Homer, Mrs. S. Zimmer, Mrs. F. Mossbrugger, Mrs. E. Kaufman, Fredericka Walhelm and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (258-35-BZ—Vol. III)

WHEREAS, Lama, Proskauer and Prober, for Octagon Laundry, Inc., filed November 23, 1949 an application under sections 7e, 7f, 7h and 7c of the zoning resolution, to permit in residence and business use districts the extension of an existing wet wash laundry (previously granted by the Board for an extension to existing laundry), to provide for stock and bundle room, wet wash laundry, storage and sorting of laundry, office and boiler room and a garage for more than five motor vehicles, and to provide loading and unloading space, and to permit the day parking of more than five motor vehicles belonging to the owner and employees, affecting premises 2112 to 2126 Menahan street, east side, 102.56 feet north of Grand View avenue and 2117 to 2127 Grove street (Block 3373, Lots 13, 18, 20, 50, 53), Ridgewood, Borough of Queens; and

WHEREAS, this application was reopened as Vol. III on January 10, 1950, to consider a new proposal, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 13, 1950, after due notice by publication in the Bulletin, and laid over to June 27, 1950, for consideration by the Board and for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Grandview avenue and Menahan street are in a business use, C area and class 1 height district, and that Grove street and the site are in residence and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 18, 1949, acting on Alt. Applic. 2741-49, reads:

"1. The extension of an existing wet wash laundry, to provide for uses of stock and bundle room, wet wash laundry, garage for more than 5 laundry trucks, loading and unloading space, day parking of more than 5 motor vehicles belonging to owner and employees, storage and sorting of laundry, and office and boiler room on a plot located partly in a business and partly in a residence zone is contrary to Art. 2, Sec. 3 and 4a, subd. 15 and 51 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160.57 feet frontage by 200 feet in depth (irregular) on which is located a building 47 feet 6 inches front on Menahan street, and approximately 170 feet in depth, one and two stories, 14 feet and 26 feet in height, presently used as a wet wash laundry, store and office for which Certificate of Occupancy 3368-36 (Alt. 6681-35) has been issued; that it is proposed to maintain the present wet wash laundry use and erect a new extension of 83 feet, 4⅞ inches frontage on Menahan street to be used for the storage and sorting of laundry; that it is also proposed to erect a new extension to the north to be used for the storage of 20 laundry trucks and for loading and unloading of laundry; that the present 4-car garage is to be converted to a stock and bundle storage room; the garage doors will be bricked up and all curb cuts on Grove street removed; that it is also proposed to use the present open area to the north of laundry for day parking of owner's and employees' cars; and

WHEREAS, the applicant contends that as of July 25, 1916 only that portion of the property within 100 feet of Grandview avenue or within 100 feet of Forest avenue was zoned as a business district and the remainder was zoned as a residence district, and that the present use designation became effective on May 14, 1920; that inasmuch as a garage was previously granted by the Board of Standards and Appeals, the proposed garage which was not included when the laundry was extended will only replace that use; that as all the operations will be confined to the building, that the area will not be affected; that the proposed parking for employees and employers cars only, will do much towards relieving the parking on the streets in this vicinity; that there is a parking lot across the street in Block 3372, so that the proposed parking lots which is now permitted in the business portion of the lot will be in conformity with the street; that there is a public garage in Block 3372, Lot #1

also across the street from the proposed extensions; and

WHEREAS, as of July 25, 1916 portion of property within 100 feet of Grandview avenue and within 100 feet of Forest avenue was zoned business, the remainder residence; that the present designation became effective May 14, 1920; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivisions e, f and h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e, 7f and 7h for a term of twenty (20) years, to permit the extended use of the premises substantially as proposed and as indicated on revised plans filed with this application marked "Received November 23, 1949" (3 sheets), *on condition* that the use of the proposed extension to the building shall be as thereon stated; that there shall be no additional entrances from Menahan street other than those existing and as shown; that there shall be no vehicular entrances to the premises from Grove street; that the proposed garage and parking area shall be solely for parking of motor vehicles used in connection with the business and the motor vehicles of the employees; that the existing gasoline pump now located on the open premises shall be removed and may be reinstalled within the garage, solely for servicing cars of the owner, as indicated and the existing 550 gallon tank shall be removed and installed within the building as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as permitted by resolution adopted on November 6, 1935, as thereafter amended on November 26, 1935, only so far as the requirements of that resolution are not inconsistent with the resolution adopted this day; that such portable fire fighting appliances shall be maintained within the garage as the fire commissioner shall require; that the parking area shall be surfaced with steam cinders or clean gravel and treated with a binder and rolled or paved with concrete or bituminous paving; that fences shall be maintained on the street and lot lines to enclose the parking lot, such fences to be of the woven wire chain link type with anchored steel posts erected on a concrete base to a total height of 5′ 6″; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

560-47-BZ

APPLICANT—Reginald S. Hardy, for Alfred Aisloff and Federal Savings and Loan Association, owners (Alfred Aisloff, lessee).

SUBJECT—Application reopened April 18, 1950 for rehearing as per order of the Court—Application (decision of the borough superintendent) previously denied by the Board, under sections 7a and 7f of the zoning resolution, to permit in a business use district, the extension to an existing gasoline service station and the erection of a new building to house an office and lubritorium.

PREMISES AFFECTED—1710-1720 Flatbush avenue and 1117-1133 East 34th street, southeast corner (Block 7598, Lots 23 and 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy and J. D. Domenica.

For Opposition: F. B. Merkle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (560-47-BZ)

WHEREAS, this application under Sections 7a and 7f of the Zoning Resolution to permit in a business use district, the extension to an existing gasoline service station and the erection of a new building to house an office and lubritorium, affecting premises 1710 to 1720 Flatbush avenue and 1117 to 1133 East 34th street, southeast corner (Block 7598, Lots 23 and 24), Borough of Brooklyn, was denied by the Board on September 30, 1947; and

WHEREAS, on December 5, 1947 Copy of Petition and Order of Certiorari was served on the Board; and

WHEREAS, on June 29, 1948 the Board was sustained (and certiorari dismissed) in Supreme Court, Kings County, Special Term, by Mr. Justice Fennelly; and

WHEREAS, on September 28, 1948 a motion for reargument was denied by the Supreme Court; and

WHEREAS, on January 10, 1950 the Appellate Division, Supreme Court, Second Department, annulled the Board's determination, reversed the lower Court and remitted the matter to the Board for reconsideration and a new determination, with leave to the parties to submit such other and further proofs before the Board as they may be advised; and

WHEREAS, on April 18, 1950, this application was reopened and set for hearing on May 23, 1950, on order of the Court; notices to be sent out in accordance with the regular procedure to owners of record, based on a corrected list of owners; and

WHEREAS, a public hearing was held on May 23, 1950, after due notice by publication in the Bulletin, laid over to June 13, 1950, for inspection and decision without further argument, and then laid over to June 27, 1950, for full vote of the Board; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed this was an appropriate case in which to exercise its diseretion to grant a variance under section 7 subdivisions 7f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of fifteen years, *on condition* that all existing uses and buildings shall be removed and the premises shall be arranged substantially as proposed and as indicated on revised plans marked "Received March 10, 1950" (2 sheets) and previous plans marked "Received June 6, 1947," showing the area, (1 sheet); that the accessory building shall be arranged for the servicing as indicated on such revised plans and shall comply in all other respects with the requirements of the Building Code; that there shall be no cellar under the building and any heating arrangement shall be on the ground floor; that the pumps shall be erected in the locations indicated and no part of the pump or its foundation shall be nearer than 10 feet to the street building line; that the number of gasoline tanks shall be restricted to four (4) 550 gallon tanks in addition to the two existing tanks; that the balance of the premises shall be paved with concrete or bituminous paving; that the sidewalks and curbing around the premises shall be repaired or constructed to the satisfaction of the borough president; that curb cuts shall be restricted to two to East 34th street and two to Flatbush avenue, not over 30 feet in width each and located substantially where indicated on plans; that there shall be no windows in the rear lot line wall to the south; that any openings in the walls on East 34th street and Flatbush avenue shall be filled with glass blocks as approved for exterior wall construction; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that minor repairs under section 7i shall be within the accessory building and shall be made by hand tools only; that the greasing equipment shall be solely by hydraulic lifts; that there shall be erected within the building lines at the intersection a block of concrete not less than 1 foot in height, extending 5 feet from the intersection along

each building line; that signs shall be restricted to a permanent sign attached to the front facade of the accessory building and the illuminated globes of the pumps, excluding all roof and all temporary signs, but permitting the erection at the intersection within the building line of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and extending beyond the building line for a distance of not more than 4 feet; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

166-49-BZ—Vol. III

APPLICANT—1140 Leasing Corporation, for Realben Corporation, owner.

SUBJECT—Application reopened May 23, 1950—re Application (decision of borough superintendent) under sections 7c and 21 of the zoning resolution, to permit on a plot located partly in restricted retail and partly in a residence use, B area district, the erection of a commercial building (U.S. Post Office) covering more than the permitted area in the residence use, B area district.

PREMISES AFFECTED—432-438 East 14th street, south side, 91 ft. 1½ in. west of Avenue A and 435-445 East 13th street, north side, 100 ft. west of Avenue A (Block 441, Lot 39 and part of Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, Richard T. Levy and Lawrence Benenson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (166-49-BZ—Vol. III)

WHEREAS, 1140 Leasing Corporation, for Realben Corporation, owner, filed May 8, 1950, an application under sections 7c and 21 of the zoning resolution, to permit on a plot located partly in restricted retail and partly in a residence use, B area district, the erection of a commercial building (United States Post Office), covering more than the permitted area in the residence use, B area district, affecting premises 432-438 East 14th street, south side, 91 ft. 1½ in. west of Avenue A and 435-445 East 13th street, north side, 100 ft. west of Avenue A (Block 441, Lot 39 and part of Lot 23), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. III, on May 23, 1950, to consider a new proposal, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on June 20, 1950, after due notice by publication in the Bulletin, and laid over to June 27, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 14th street is in restricted retail and retail use, B area and Class 1½ height districts; East 13th street is in residence, retail and local retail use, B area and Class 1½ height districts; Avenue A is in restricted retail and local retail use, B area, Class 1½ height districts and the site is in residence and restricted retail use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 8, 1950, acting on N.B. Applic. 55/50 reads:

"1. Erection of a post office building in a restricted retail and residence district is contrary to Art. II, sect. 3 of the Zoning Resolution.

"2. A non-residential building partly in a restricted retail and partly in a residence district located in a 'B' area: the portion in a residence district cannot exceed 65% of the area of the plot as per section 12(b) Article IV of the Zoning Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 102 ft., 11 in. front by 206 ft., 6 in. in depth (irregular), on which is located three multiple dwellings with stores on first floor, fronting on East 14th street, which are to be demolished and on the remainder of the plot which is vacant, the Board granted permission for parking and storage of more than five motor vehicles under Cal. 166-49-BZ; that it is proposed to erect a building 80 ft., 6 in. front by 206 ft., 6 in. in depth (irregular), 35 ft., 4 in. 2 stories in height of Class 3 construction, to be used as a United States Post Office; and

WHEREAS, the applicant contends there is an urgent need for a new post office in this section; that there has been a vast increase in population in the last few years in this area due to the construction of Stuyvesant Town and Peter Cooper Village and other new construction; that the present post office facilities are very inadequate, there being only two, one small one at East 12th street and Avenue B and the other on East 23d street between Lexington and Third avenues; that the proposed post office will be of modern design and constructed of brick and will be one story in height along 14th street but two stories along East 13th street; that the surrounding buildings will not suffer loss of light and air because of the construction of this building; that the section in which it is to be located is one in which most of the land is almost completely built upon and in which there are many commercial uses; that this is true particularly of East 13th street which is presently residence for 100 ft. in depth; that the zoning affecting this property was changed on November 29, 1945; that the area was zoned as a business district as of July 25, 1916 but the portion northerly of a line midway between East 13th street and East 14th street was changed in 1945 to restricted retail and the remainder to residence; that it is this residence area along East 13th street which prohibits construction of a post office; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under sections 7 subdivision c as to use and under section 21 as to extension of area to permit the construction of the building for a United States Branch Post Office as proposed and as indicated on plans filed with this application marked "Received May 8, 1950," five sheets, and marked "Received June 15, 1950," one sheet, *on condition* that any structures or uses on the premises shall be removed; that the portion of the premises along East 13th street, to be unbuilt upon and used for a driveway to the unloading platform shall be cement paved and drained; that the sidewalks on East 14th and East 13th streets shall be repaired or reconstructed to the satisfaction of the borough president; that a curb cut to such unloading area on East 13th street may be permitted to a total width of not over 115 ft.; that during the time the driveway is being used, some person shall be stationed to warn pedestrians of the driving in or out of the trucks; that the building shall not be increased further in height or area beyond the dimensions proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

MINUTES

2-50-BZ

APPLICANT—Theron R. Galloway, for Consolidated Edison Company of New York, Incorporated, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in unrestricted use, class 2 height district, the erection of a building (electric generating station), in excess of the height permitted.

PREMISES AFFECTED—196 John street, south side, 106 ft. 5⅛ in. east of Hudson avenue (Block 23, Lots 1 to 10, 12 to 18, 20, 22, 24 to 27, 30 to 32, 34, 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: W. A. Mellny and T. R. Eilenberg.
For Opposition: Ernest H. Falkowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (2-50-BZ)

WHEREAS, Theron P. Galloway for Consolidated Edison Co. of New York City, Inc., owner, filed January 3, 1950 an application under section 21 of the zoning resolution, to permit in an unrestricted use, class 2 height district, the erection of a building (electric generating station), in excess of the height permitted, affecting premises 196 John street, south side, 106 ft. 5⅛ in. east of Hudson avenue (Block 23, Lots 1 to 10, 12 to 18, 20, 22, 24 to 27, 30 to 32, 34, 35), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 13, 1950, after due notice by publication in the Bulletin, and laid over to June 27, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that John street and Hudson avenue and Little street are in an unrestricted use, A area, class 2 and 2½ height district, and that Plymouth street and the site are in unrestricted use, A area and class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1950, acting on N.B. Applic. 516-49, reads:

> "1. The height of proposed bldg. on lot which is located in a height 2 district exceeds the height permitted by Art. 3, Sec. 8g of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 336 ft. 8½ in. frontage by 200 ft., 2 in. in depth (irregular) on which are located foundations for a proposed building, a Quonset hut, and four-story and three three-story tenements which are to be demolished; that it is proposed to erect a building 177 ft., 4½ in. front by 133 ft., 6 in. in depth, one story, 161 ft., 8¾ in. in height, of class 3 construction, to be used as an electric generating station; and

WHEREAS, the applicant contends that the present power plant of this company is located on the two blocks lying between Hudson avenue and Little street, and between John street and the East river and completely covers the two blocks; that the annex will be located on the block bounded by Hudson avenue on the west, John street on the north, Little street on the east, and Plymouth street on the south, and is known as Block 23, Borough of Brooklyn; that this annex or addition to the company's plant is required to carry the electrical load in Brooklyn, which load has grown rapidly since the war and that no other site is available at which this increase in capacity can be made; that it was originally proposed to devote the whole of Block 23 to storage of materials and equipment for the existing power plant; that it is now necessary to use more than half the site above ground for the power plant annex and the remainder of the above ground area will be used by their Stores Department and that buried fuel oil tanks will be installed underground in this area; that this results in a crowded site, making it necessary to keep the boiler house close to the John street line; that equipment and building have been arranged and set backs provided where possible so as to make as small as possible the projection of the building beyond the limitations set by the zoning resolution; that those parts which do extend beyond the zoning limit house the stairwell and elevator shafts and form the support for a bridge (a franchise has already been obtained for this bridge) across John street, across which the annex will be supplied with coal, as both coal and oil will be burned in the new boiler, as these cannot be shifted; that this annex is located in an unrestricted use district, in an A area district, and in Class 2 height district and that except for the height, it complies with all zoning requirements; that the construction of this building to the height proposed will not violate the spirit of the zoning resolution, as the only property which will be affected directly is that on the north side of John street directly across from the new boiler house; that the whole of the block on the north side of John street is owned by the company and the area facing the new boiler house is occupied by high voltage outdoor electrical switch gear and transformers, with no human occupancy, so that the small loss of light and air which may occur is of no importance; that no one of the structures proposed along the three other sides of the site approaches the zoning height limitation so that conditions will be better than those set up by the zoning resolution; that in all respects other than the height of the boiler house, the new plant will comply with the building code and the zoning resolution; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to excess height on the grounds of unnecessary hardship and in view of the franchise granted by the Board of Estimate for maintenance of a bridge crossing the street, which requires the excess height of the proposed building, to permit the bridge construction.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the excess height as proposed and as indicated on plans filed with this application, marked "Received January 3, 1950" (10 sheets), "January 31, 1950" (1 sheet) and "April 17, 1950" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

89-50-BZ

APPLICANT—Martin Lubash, for Sylvia L. Lubash, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores) for a term of twenty-one years.

PREMISES AFFECTED—196-25 and 196-27 Hillside avenue north side, 129.83 ft. west of 197th street (Block 10509, Lot 266), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Martin Lubash.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (89-50-BZ)

WHEREAS, Martin Lubash for Sylvia L. Lubash, owner, filed February 3, 1950 an application under section 7e of the zoning resolution, to permit in a residence use district the erection of a business building (stores) for a term of twenty-one years, affecting premises 196-25 and 196-27 Hillside avenue north side, 129.83 ft. west of 197th street (Block 10509, Lot 266), Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 13, 1950, after due notice by publication in the Bulletin, and laid over to June 27, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 197th street is in a residence use, D and G-1 area, class 1 height district; that Hillside avenue and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 17, 1950 acting on N.B. Applic. 4737-49, reads:

"1. The erection of stores in a residence use district is contrary to Art. 2, Sec. 3, B.Z.R.—not further considered."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 90 ft. in depth, presently vacant; that it is proposed to erect a building 50 ft. front by 70 ft. in depth, one story, 16 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that there are no stores from 191st street to 201st street; that there is no land in this vicinity zoned to permit the construction of stores, to serve the existing residential area and the multi-family dwelling now renting and also those under construction; that the subject site is suitably located for the erection of a store and will be very beneficial to the community; that the Hillside avenue property is subjected to the continual heavy traffic, day and night, the dust, dirt and noise of five different bus lines, trucks and other vehicular traffic, making living on this highway very undesirable and by the same token making this plot very undesirable for residential development; and

WHEREAS, the zone was changed from business use to residence use January, 1947; and

WHEREAS, the adjacent block fronts on both sides of Hillside avenue, formerly zoned for business use and later for residence use, have again been changed to restricted retail use by the Board of Estimate, upon a recent recommendation of the City Planning Commission; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of twenty-one (21) years, to permit the premises to be occupied as proposed for business purposes, as indicated on plans filed with this application, marked "Received February 3, 1950" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with the requirements of all laws, rules and regulations applicable thereto and to the requirements of the zoning resolution for a restricted retail district and for a D area district; that no extension of area is granted hereunder; that there shall be no windows in the side walls of the proposed building to the east or west; that the building shall not be further increased in height or area; that the rear portion of the premises shall be maintained in neat landscaped condition and with substantial fences constructed on all lot lines and on the street building line of Foot Hill terrace; that there shall be no storage of motor vehicles or delivery or receipt of merchandise on the rear unbuilt upon portion of the premises; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

97-50-BZ

APPLICANT—Lehman and Fitzsimons, for Carmine and Julius Vano, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing building (concrete garage), without the required rear yard, to be used as a storage garage for more than five motor vehicles.

PREMISES AFFECTED—150-26 to 150-34 107th avenue, south side, 248.2 ft. east of 150th street (Block 10130, Lot 20), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John Fitzsimons and Carmine Vano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (97-50-BZ)

WHEREAS, Lehman and Fitzsimons, for Carmine and Julius Vano, owners, filed February 10, 1950, an application under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the extension to existing building (concrete garage), without the required rear yard, to be used as a storage garage for more than five motor vehicles, affecting premises 150-26 to 150-34 107th avenue, south side, 248.2 ft. east of 150th street (Block 10130, Lot 20), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on May 31, 1950, after due notice by publication in the Bulletin, laid over to June 13, 1950 for inspection and decision without further argument, and then laid over to June 27, 1950, for applicant to file revised plans; and.

WHEREAS, the district maps accompanying the zoning resolution show that 150th street is in a business use, D area and class 1 height district, that 107th avenue is in residence and business use, D area, class 1 height districts, and the site is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1950 acting on N.B. Applic. 7964-49 reads:

"1. Use of premises located in a residence use district as storage garage for more than five cars, office and storage of construction equipment is contrary to Art. II, Sect. 3 of the Zoning Resolution.

"2. Provide required rear yard as per Art. IV, Sect. 14(a) and Sect. 17(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 109.8 ft. frontage by 94.15 ft. in depth (irregular), on which is a one-story concrete garage, 30 ft. 9½ in. by 25 ft. 6 in., to which is attached a cement block shed, 14 ft. 9½ in. by 24 ft. 6 in., presently used for truck storage and storage of material; the unbuilt upon portion of the property is used for the storage of construction equipment (forms, concrete mixers, etc.) and occasional storage of trucks, all belonging to owners of premises; that it is proposed to demolish the cement block shed and to extend the garage building to the street line, and to use the same for storage of owners trucks and for offices, boilerroom, lavatories, etc.; that the unbulit upon portions will be used for the storage of construction equipment (forms, concrete mixers, wheel barrows, etc.); and

WHEREAS, the zone was changed from unrestricted use to residence use district on January 13, 1941; and

WHEREAS, the applicant contends that the unbuilt upon

portions of the property are used for the storage of construction equipment (forms, concrete mixers, etc.) and the occasional storage of trucks, all belonging to the owners of the premises and used by them in their business; that the owners purchased this property in January of 1948 under the impression that it could be used as above proposed; that however, they found the property is in a residence district, having been changed from unrestricted on January 21, 1941; that there are no records in the Building Department that show when the existing garage was built; that Sanborn Maps of March 1930 show two garages on the premises, the existing one and another nearer the center of the plot; that the property was acquired in 1923 by Ralph Esposito, a contractor who had used the yard for storing his motor vehicles and construction equipment; that the cement block shed attached to the garage was erected in 1945, at a time when the property was leased to one Joseph Lupo who, among other things, engaged in the manufacture of concrete block products; that as will be evident from inspection, the premises are in a very old section of South Jamaica with a number of non-conforming uses in the immediate vicinity; that the Vulcan Iron Works is directly across 107th avenue; that the adjoining property to the east, a frame dwelling, is also used for the business of a bar and grill, and the westerly portion of that premises is devoted to a beer garden use; that there is a concrete block garage extending to the rear line of Lot 40 in Block 10130, which lot is back to back with the site and which garage houses a very large contractor's truck; that inasmuch as the existing garage was constructed at a time when the requirements of Article 14(a) and of Article 17(a) of the Zoning Resolution were not applicable (the property for many blocks around was unrestricted until 1941), that it would be an unnecessary hardship on the owners of the property to require them to make provision for rear yards now; that it would necessitate the tearing down of the existing building, and such demolition is certainly not in line with that basis of the Zoning Resolution, the aim of which is the conserving of property values; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the extension of the non-conforming use now existing, substantially as proposed and as indicated on plans filed marked "Received May 3, 1950" (4 sheets), except that the arrangement of the premises and the garage shall be as indicated on revised plans marked "Received June 22, 1950" (2 sheets), *on condition* that the existing curb cut to the premises may be increased from 15 feet to 20 feet in the location as indicated on such revised plans; that on the rear lot line to the east there shall be erected a masonry wall from the proposed extended garage building to the side lot line and continued along the side lot line to the street line of 107th avenue; that such masonry wall shall be not less than 5 ft. 6 in. in height and constructed on a proper foundation and properly coped; that along the street building line of 107th avenue there shall be erected a woven wire fence not less than 5 ft. 6 in in height, erected on a masonry base, continuously except where the curb cut occurs; that the balance of the premises where not occupied by buildings shall be graded with bituminous paving; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and as to objection 2, that the rear yard may be omitted where the present garage and shed building already exist without a rear yard; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

100-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Frank LaMar, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business district, the change in occupancy from auto painting on first floor and light manufacturing on second floor, to motor vehicle repair shop, lubritorium and wheel alignment on first floor and light manufacturing on second floor.

PREMISES AFFECTED—1241 DeKalb avenue, west side, 70 ft. 7 in. north of Evergreen avenue (Block 3232, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (100-50-BZ)

WHEREAS, Lama, Proskauer and Prober, for Frank LaMar, owner, filed January 26, 1950, an application under sections 7i and 7e of the zoning resolution, to permit in a business use district, the change in occupancy from auto painting on the first floor and light manufacturing on the second floor to motor vehicle repair shop, lubritorium and wheel alignment on the first floor and light manufacturing on the second floor, affecting premises 1241 DeKalb avenue, west side, 70 feet 7 inches north of Evergreen avenue (Block 3232, Lot 77), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on May 31, 1950, after due notice by publication in the Bulletin, laid over to June 13, 1950, for inspection and decision without further argument, then laid over to June 27, 1950, for inspection by the Board and for decision in connection with Cal. 101-50-A; and

WHEREAS, the district maps accompanying the zoning resolution show that DeKalb avenue is in business and unrestricted use, B area and Class 1½ height districts; Evergreen avenue and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 4, 1950, acting on Alt. Applic. 4180-49, reads:

> "1. Changing occupancy from Autopainting on 1st floor and light manufacturing 2nd floor to motor vehicle repair shop, lubrication and wheel alignment on 1st floor and light manufacturing on 2nd floor, is contrary to Art. II, sect. 4 par 29 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 29 ft. 5 in. front by 91 ft. 8 in. in depth (irregular), on which is located a building covering the entire lot, 2 stories 29 ft. in height of Class 3 construction, presently used as a motor vehicle repair shop on the 1st floor and light manufacturing on the 2nd floor, for which Certificate of Occupancy 1580/27 has been issued for auto painting on the 1st floor and light manufacturing on the 2nd floor with a note that "no auto repairing to be done"; that it is requested to permit the continuance of motor vehicle repair shop on the 1st floor and to add lubritorium, and wheel alignment; and

WHEREAS, the applicant states that premises are presently developed with a two-story Class 3 building having a frontage of 29 ft. 5 in. and a depth of 91 ft. 8 in., irregular; that the building was erected in 1907 under N.B. Application #467/07 as a machine shop; that the building was altered in 1920 under Alt. App. #1323 to use first floor as garage and second floor for storage; that no certificate of occupancy was issued; that the building was altered under Alt. App. #2980 of 1926 and Certificate of Occupancy #1580 issued to use

the building for auto painting on the first floor and light manufacturing on the second floor; that it was further altered in 1946 under Alt. #3993 of 1946 to use the first floor for auto painting and second floor for light manufacturing; that no certificate of occupancy was issued for this use, as existing Certificate of Occupancy #1580 issued on Permit Alteration #2980 of 1926 was still in effect; that the owner intends to use the first floor for auto repairs, lubrication and wheel alignment and continue the present use of light manufacturing on the second floor; that the proposed use of motor vehicle repairs will be in keeping on this street; that the unrestricted zone immediately adjoins to the north where any use could be installed and there is the nonconforming use of a garage immediately adjoining to the south; that therefore, it would be a hardship to use the premises for anything but a noncomforming use and the proposal will not affect the area; that DeKalb avenue is a main auto thoroughfare running across Brooklyn and the proposed repair shop is in keeping on this street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and after the inspection the applicant was requested to file revised plans, which have been filed in connection with the companion case, Cal. 101-50-A; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i thereof for a term of five (5) years, to permit the first floor of the building to be occupied as a motor vehicle repair shop, *on condition* that the repairing shall be done generally with hand tools, except there may be a machine for wheel alignment and brake adjustments; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects this portion of the building shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. 101-50-A; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

170-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Chevra Bikur Cholem Ansche Luibeschow of Brownsville Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing building (cellar in height), using more than the area permitted.

PREMISES AFFECTED—76-80 East 95th street, west side, 90 ft. north of Rutland road (Block 4597, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Hyman Rosenstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (170-50-BZ)

WHEREAS, Lama, Proskauer and Prober for Chevra Bikur Cholem Ansche Luibeschow of Brownsville, Inc., owner, filed February 21, 1950 an application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the extension of an existing building (cellar in height) using more than the area permitted, affecting premises 76 to 80 East 95th street, west side, 90 ft. north of Rutland road (Block 4597, Lot 41), Borough of Brooklyn; and

WHEREAS, a public hearing was held on June 27, 1950 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Rutland road is in a business use, C area, class 1 height district; East 95th street and the site are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated February 17, 1950 acting on Alt. Applic. 432-50 reads:

> "1. Area of Bldg. exceeds permissible area under sect. 13, art. IV, Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. frontage by 100 ft. in depth, on which is located a building 50 ft. front by 90 ft. in depth, irregular (cellar in height), presently used as a synagogue and dining room, for which C.O. 64123-31 has been issued; that it is proposed to erect the first story and balcony 50 ft. front by 90 ft. in depth, irregular, 38 ft. 5 in. in height, to be used as a synagogue and dining room; and

WHEREAS, the applicant contends that the premises are presently developed with a building of class 3 construction used as a synagogue and the conjunctive use of dining room, kitchen, boiler room and toilets; that the building was originally planned and approved by the Bureau of Housing and Buildings as a cellar with use as stated and an additional one story and balcony above for synagogue use also, which plans were approved in 1929 and N. B. 4757-29 issued; that only the cellar was erected and C.O. 64123 issued on June 5, 1931, for occupancy of the cellar for synagogue purposes; that the congregation could not afford to proceed with the upper construction at that time; that it is now proposed to construct said upper floor and balcony of the same size as originally approved; that at the time of the approval of the original plans in 1929, the building was in full accord with the area requirements of the zoning resolution as in a C zone 100% of the area of the lot could have been occupied; that on December 2, 1944 the area permitted to be occupied in a C zone was limited to 60% so that although the cellar was in full accord with the zoning resolution when erected and the approved plans also were in accord, the proposed upper floor will now exceed the allowable area by 848 sq. ft., as the plot has an area of 5000 sq. ft. and it is proposed to occupy 3848 sq. ft. and the allowable coverage is 3000 sq. ft.; that as the building was originally planned and approved for a cellar, 1st floor and balcony use and as all of the cellar foundation walls are now in, it would be a hardship to erect a smaller upper building and provide a new foundation; that the building as proposed is of the size required to render proper service to the community; that the proposed rear yard and side courts will provide ample light and ventilation to the proposed building and all adjoining buildings and lots; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the erection of additional stories as proposed and as indicated on the plans filed with this application, marked "Received February 21, 1950" (6 sheets), *on condition* that such extension shall not cover more area than the present building as approved by the department of buildings in 1929 "'at curb level"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

MINUTES

196-50-BZ

APPLICANT—Irving Feirtag, for Beckie Sussman, owner (K. H. Shoes, Inc., lessee).
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building, using more than the area permitted.
PREMISES AFFECTED—1608 Kings highway, south side, 49.1 ft. east of East 16th street (Block 6779, Lot 58), Borough of Brooklyn.
APPEARANCES—
For Applicant: Irving Feirtag.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (196-50-BZ)

WHEREAS, Irving Feirtag, for Beckie Sussman, owner, K. H. Shoes, Inc., lessee, filed March 20, 1950 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to an existing building using more than the area permitted, affecting premises 1608 Kings highway, south side, 49.1 ft. east of East 16th street (Block 6779, Lot 58), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 16th street is in a residence use, C area, Class 1¼ height district, and that Kings highway and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1950, acting on Alt. Applic. 4419-49, reads:

"1. Proposed extension exceeds area permitted in a "C" district and is in violation of Art. 4, Sect. 13b, and Art. 4, Sect. 19e of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 19 ft. 8 in. frontage by 97 ft. 11¼ in. in depth, on which is located a building 19 ft. 8 in. front by 80 ft. in depth, on the first floor, 55 ft. in depth on upper floors, occupied as store and dwellings; that it is proposed to extend the first floor to cover the entire lot (17 ft. 11¼ in.) extension one story in height, of Class 3 construction, to be used by the existing store, as a stock room and to relocate toilet, thereby increasing the size of the store; and

WHEREAS, the applicant contends that the present tenant of the store on the first floor, which is located on a street which is the focal point of a large surrounding area for shopping and therefore in the heart of an area where space for retail purposes is at a premium, is K. H. Shoes, Inc., "Florsheim Shoes"; that the present building is three stories high, 55 ft. deep with a one story extension, 25 ft. in depth, making a total of 80 ft., in depth; that the upper stories will remain vacant so that in effect there will be a one-story building, 80 ft. in depth; that the present yard is only 17 ft. 11¼ in. in depth; that the buildings to the east are of similar construction, except that the buildings to the immediate east, Adler's womens wear, 1610 Kings highway, and Levine's Men's Clothing, 1612 Kings highway, have existing one story extensions for the full depth of their properties; that the Kings Highway Savings Bank building to the west occupies property for the full depth of the lot in question; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the existing building to be extended to the rear lot line as proposed and as indicated on plans filed with this application, marked "Received March 20, 1950" (5 sheets), *on condition* that such extension shall not exceed one story in height; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no exit door from the rear of the premises to adjacent property unless permission is obtained from the adjoining owner to permit exit over their premises, namely Lot 53; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

261-50-BZ

APPLICANT—Lehman and Fitzsimons, for Fairway Motor Sales, Inc., owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use, C and E-1 area district, the erection and maintenance of a building to be used as an auto sales room, motor vehicle repair shop and office, with the area of plot on second floor more than permitted and without the required setback from the building line.
PREMISES AFFECTED—144-01 Hillside avenue and 87-49 to 87-65 144th street, northeast corner (Block 9702, Lot 1), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: John Fitzsimons and George Fuchs.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (261-50-BZ)

WHEREAS, Lehman and Fitzsimons, for Fairway Motor Sales, Inc., owner, filed April 20, 1950 an application under sections 7i and 21 of the zoning resolution, to permit in a business use, C and E-1 area district, the erection and maintenance of a building to be used as an auto sales room, motor vehicle repair shop and office, with the area of plot on second floor more than permitted, and without the required setback from the building line, affecting premises 144-01 Hillside avenue, and 87-49 to 87-65 144th street, northeast corner (Block 9702, Lot 1), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 13, 1950, after due notice by publication in the Bulletin, and laid over to June 27, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 144th street is in a business use, C and E1 area, class 1½ height district; that Hillside avenue is in business use, C area, class 1½ height district, and that the site is in a business use, C and E1 area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1950 acting on N.B. Applic. 2252-50, reads:

"1. Proposed auto sales room M.V. repair shop and office in a business use district is contrary to Art. 2, sec. 4(a), subd. 29 of Zoning Resolution.

2. Area of plot occupied on the second floor is excessive, sec. 13 and 15-A of Zoning Resolution.

4. Where property extends into E-1 district, provide

15 ft. setback from the building line, sec. 15-A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.7 feet frontage by 163.04 feet in depth (irregular); that the empty buildings on the lot are to be demolished; that it is proposed to erect a building covering entire plot, two stories, 26 feet in height, of class 1 construction, to be used as an auto sales room, motor vehicle repair and office; and

WHEREAS, the applicant contends that for the purposes of this application the subject premises are considered as being vacant, inasmuch as the accessory buildings presently thereon are to be demolished; that the plot is located in a business use C and E-1 area and 1 and 1½ height district; that the portion of the premises presently in an E-1 Area District was changed from a D Area District on July 21st, 1940; that it is proposed to erect a building 2 stories, 26 ft. in height, to cover 100% of the property; that the cellar will be used for the storage of new motor vehicles awaiting sale and for a boiler room; that the first floor will be used as an automobile showroom and for an automobile repair shop and offices, and that the second floor will be devoted to office space; that the 100% coverage on the main floor will be based on Section 19(g) of the Zoning Resolution; that although the objection of the Building Department is to the effect that "Where property extends into an E-1 District, provide 15 ft. setback from the building line, Section 15(a) of the Zoning Resolution", the validity of such objection is questioned insofar as it affects the first floor of the building, and that this objection will be considered in the "A" appeal filed in this matter; that the phase of the business proposed to be carried on, which is referred to as motor vehicle repair shop, will be limited to such minor repairs and adjustments as are necessary and concomitant to the sale of new cars by any automobile agency; that the proposed building will house a Dodge agency; that such repairs will be carried on entirely within the building and will not prove noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise; and

WHEREAS, the portion of premises in the E-1 area was changed from D area July 1, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* substantially as proposed, under section 21, as to the second floor above curb, as to increase in area, as indicated on plans filed with this application, marked "Received April 20, 1950" (7 sheets), *on condition* that the building shall not be increased in height or area beyond what is proposed; that the ramp to cellar shall be so arranged that there shall be a space of at least one car length substantially level at the building line entrance thereto; that there shall be no openings in the lot line walls to the north or east; that any openings in the lot line wall to the south shall have fireproof, self-closing windows or filled with glass blocks as approved for exterior walls; that any openings on the east wall shall be filled with glass blocks as approved for exterior walls; and to permit, under section 7i, the repairing of cars dealt in by the agency in the cellar only; that such work shall consist of the usual servicing such as lubrication and repairing with hand tools; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 292-50-A; that all permits required shall be obtained and all work completed within one (1))year from the date of this resolution.

275-50-BZ

APPLICANT—Samuel Rosenblum, for The Stork Restaurant, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a restricted retail use district, the addition of dancing on second floor to existing dining rooms.

PREMISES AFFECTED—3-5 East 53rd street, north side, 125 ft. east of Fifth avenue (Block 1289, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (275-50-BZ)

WHEREAS, Samuel Rosenblum for The Stork Restaurant, Inc., owner, filed April 14, 1950 an application under sections 7c and 21 of the zoning resolution, to permit in a restricted retail use district, the addition of dancing on the second floor to existing dining rooms, affecting premises 3-5 East 53rd street, north side, 125 ft. east of Fifth avenue (Block 1289, Lot 6), Borough of Manhattan; and

WHEREAS, a public hearing was held on June 13, 1950 after due notice by publication in the Bulletin; and laid over to June 27, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 5th avenue is in a restricted retail use, B area, class 1¼ height district; East 53rd street is in a restricted retail use, B area, class 1¼, 1½ and 2 height district; the site is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated April 4, 1950 acting on Alt. Applic. 499-50 reads:

"1. Proposed use for dancing on 2nd floor is a cabaret use and is prohibited in a restricted retail use district as per Sec. 4-B, Art. II, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 42 ft. frontage by 100 ft. 5 in. in depth, on which is located a building 42 ft. front by 96 ft. in depth (typical floor 72 ft. in depth), 7 stories, 75 ft. in height, of class 3 construction, presently used as a restaurant, cabaret and offices for which C.O. 36967-50 (Alt. 1964-47), has been issued; that it is proposed to use the second floor for dancing by guests at some private functions; and

WHEREAS, the applicant contends that the building is occupied in its entirety by the Stork Restaurant, Inc., operating as the Stork Club, for the various activities, offices, etc. of the Stork Club; that it has been operating on these premises since 1934 and Mr. Billingsly, operating the Stork Restaurant, Inc., purchased the building in 1946; that the main activities of the Stork Club are conducted on the first floor where there has heretofore been issued a cabaret license; that the 2nd floor has been primarily designed for the use of private parties; that with some private functions that may be conducted on this floor, the occasion arises when some of the guests would like to dance; that the objection of the Department of Housing and Buildings classifies this dancing as a cabaret use and because of the designation as cabaret use, this application is made; that actually, there is no cabaret conducted on this second floor, that is, there is no show nor performance being conducted, but permission is

requested to permit the guests to dance if they so desire; that it is not the intention to maintain a cabaret performance or show; that the entire cabaret use will be limited to the dancing in connection with the diners on this floor; that the first floor now has permission for a full cabaret but no performance is conducted, merely music and dancing and a singer with the orchestra; that in connection with the improvement that has recently been made, consisting of an alteration which eliminated an air shaft and provided greater toilet facilities, etc., a certificate of occupancy was issued by the Department of Housing and Buildings; that on 53rd street there are at present many commercial uses, including factories, show rooms and other business structures, all probably in existence prior to the change in the district which was changed to a restricted retail use on June 4, 1937 when the entire area was rezoned; that even in a restricted retail district, a cabaret may be conducted in an hotel in connection with any restaurant being conducted there without any limitation as to the type of cabaret; that the district was changed from business to retail use on June 12, 1931 and to restricted retail use on June 4, 1937; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c to permit the extension of the existing nonconforming use as a cabaret to include dancing on the second floor in the area proposed and as indicated on plans filed with this application, marked "Received May 24, 1950" (4 sheets) and revised plans marked "Received June 21, 1950" (2 sheets) to show the existing conditions on the first floor, on which the Board is not passing, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

309-50-BZ

APPLICANT—Robert Dreyfuss, for 361 Herzl Street Corp., owner (Herzl Textile Dyers, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, the use of a building for drying and storage, as an accessory use to the dyeing of textiles in adjacent building.

PREMISES AFFECTED—329-367 Herzl street and 122-124 Livonia avenue, southeast corner (Block 3585, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Dreyfuss and Morton Schoenbach.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (309-50-BZ)

WHEREAS, Robert Dreyfuss for 361 Herzl Street Corp., owner, Herzl Textile Dyers, Inc., lessee, filed April 28, 1950 an application under section 7c of the zoning resolution, to permit in the business use portion of a lot located in business and unrestricted use districts the use of building for drying and storage, as an accessory use to the dyeing of textiles in adjacent building, affecting premises 329 to 367 Herzl street and 122 to 124 Livonia avenue, southeast corner (Block 3585, Lot 14), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Livonia avenue is in residence and business use, C area, class 1 height districts, that Herzl street and the site are in business and unrestricted use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1950, acting on Alt. Applic. 841-50, reads:

> "1. The use of a building within a business use district for drying and storage as accessory use to the dyeing of textiles an adjacent building is contrary to the zoning resolution, Art. II, Sect. 4(a) zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 340 ft. 2¾ in. frontage by 100 ft. in depth (irregular) on which are located five buildings joined together, covering the entire lot, one story, varying in height, Certificate of Occupancy 38057-26 issued for laundry, 341 to 357 Herzl street, Certificate of Occupancy 3740-23 issued for wet wash laundry, 351 to 363 Herzl street; that it is proposed to use the building, located on corner for purpose of finishing goods that have been previously dyed in the adjoining buildings; that it is further proposed to connect buildings by means of a door protected on both sides with 3 hour test sliding doors; and

WHEREAS, the applicant contends that the corner building noted on the plan as Building "A" and occupying the southeast corner of Herzl street and Livonia avenue lies in a business use district; that this building is proposed to be used solely for the purpose of finishing goods that have been previously dyed in the adjoining buildings and that there will be absolutely no dyeing done in this building and no chemicals, dyes, water or any other process involving dyeing in any form, will be used in this building; that the above use of the corner building is a conforming use and would normally be acceptable to the Department of Housing and Buildings but is objected to by them (as an extension of a prohibited use), because the occupant desires to connect this building to the adjoining dyeing establishment by means of a doorway protected on both sides with 3 hour test sliding doors; that the existing dyeing establishment is located in an unrestricted district; that the purpose of connecting the buildings is to enable the occupant to move dyed merchandise from the dyeing plant to the finishing plant without going into the public street; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution.

Resolved that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e, to permit the use of the building as proposed and as indicated on plans filed marked "Received May 26, 1950" (3 sheets) for a term of fifteen (15) years, subject to renewal on further hearing, *on condition* that the building shall be occupied only for uses that are permitted in a business use district, but may be connected with the adjoining dyeing establishment under the same ownership by means of fire doors as proposed and as indicated on such plans; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

257-49-A

APPLICANT—Louis Lieberman, for Gaetano Ramieri, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—25-29 Columbia place, east side, 248 ft. north of State street and 26-28 Willow place (cellar, 1st and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis Lieberman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950, at 10 A.M. for inspection and decision without further argument.

884-49-A

APPLICANT—Landau Metal Products Corp., for Ruth Realty Co., owner.

SUBJECT—Appeal from decisions re an order of the fire commissioner.

PREMISES AFFECTED—2-62 51st avenue, southwest corner of 5th street (Block 15, Lot 24), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Ralph Landau.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over without date, for decision by the Board.

43-50-A

APPLICANT—Paul Friedman, for Maria Davide, owner (Christ Bautosoukus, doing business as Hudson Valley Sliced Apple Co., James Grasso and Joseph Novillino, lessees).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—102-20 Lewis avenue, west side, 25 ft. south of 103rd street (Building 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.

APPEARANCES—
For Applicant: Paul Friedman, Mary Davide, Angelina Lampasso and Julia Davide.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950 at 10 A.M., for inspection and decision by the Board, without further argument.

83-50-A

APPLICANT—Burke, Morrison and Green, for Douglas H. Campbell, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—158-06 to 158-10 76th avenue, south side, from Parsons boulevard to 160th street; 158-26 to 158-30 76th avenue, south side, 185 ft. 6 in. east of Parsons boulevard; 158-46 to 158-50 76th avenue, southwest corner of 160th street (Block 6825, Lots 1-12); 160-16 to 160-30 76th avenue, south side, 95 ft. east of 160th street; 76-07 to 76-15 160th street, east side, 35 ft. south of 76th avenue (Block 6836, Lot 27); 160-05 to 160-09 and 160-15 to 160-19 76th avenue, northeast corner of 160th street and north side, 229 ft. 6 in. east of 160th street; 160-06 to 160-10 and 160-28 to 160-32 75th road, south side, 220 ft. east of 160th street (Block 6835, Lot 1); 158-05 to 158-09 and 158-45 to 158-59 76th road, northeast and northwest corners of Parsons boulevard; 158-25 to 158-29 76th road, north side, 188.92 ft. east of Parsons boulevard (Block 6825, Lots 1-12), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped streets—proposed widening of 75th road, 76th road and 76th avenue).

APPEARANCES—
For Applicant: William J. Burke, Albert E. Schaefer and John A. Galway.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, date to be set; applicant to return to the Department of Housing and Buildings, for reconsideration of objection.

235-50-A

APPLICANT—William Farrell, for Michael Lauro, owner.

SUBJECT—Application for consideration re a decision of the deputy commissioner of marine and aviation.

PREMISES AFFECTED — 2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Anthony T. Nappi and Michael Lauro.

ACTION OF BOARD—Laid over to July 11, 1950 at 10 A.M., for inspection and decision without further argument.

101-50-A

APPLICANT—Lama, Proskauer and Prober, for Frank LaMar, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1241 DeKalb avenue, west side, 70 ft. 7 in. north of Evergreen avenue (Block 3232, Lot 77), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (101-50-A)

WHEREAS, Lama, Proskauer and Prober for Frank LaMar, owner, filed January 26, 1950 an appeal from a decision of the borough superintendent, affecting premises 1241 DeKalb avenue, west side, 70 ft. 7 in. north of Evergreen avenue (Block 3232, Lot 77), 1st and 2nd floors, Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated January 4, 1950 acting on Alt. Applic. 4180-49 reads:

"2. Motor Vehicle repair shop in a class 3 structure over one story in height is contrary to sec. 4.2.1 of Bldg. Code.

3. Exits from each floor to be remote from each other as per sect. 271 Labor Law."

and

WHEREAS, the applicant states that the building is two stories 29 ft. in height, 29 ft. 5 in. by 91 ft. 8 in. irregular in area, of class 3 construction, erected in 1907, located on a lot 29 ft. 5 in. by 91 ft. 8 in. irregular in area, in a business use, B area, class 1½ height district, used and occupied since 1949 as follows: 1st floor—auto painting and boiler room—5 persons; 2nd floor—light manufacturing—35 persons; proposed to be used and occupied: 1st floor—boiler room, motor vehicle repair shop, lubritorium, wheel alignment—5 persons; 2nd floor—light manufacturing—35 persons; that the building is provided with two interior wood stairs enclosed in partitions of wood, covered with metal, equipped with wood doors which are not self-closing; one stairhall leads direct to street and one stairhall is provided with a ladder and scuttle to roof; that stairs are 2 ft. 10 in. and 3 ft. 8 in. in width; that it is proposed to erect

one fire escape at the front of the building leading to street by stair; that window and door openings on the course of the fire escape will be fireproof self-closing; and

WHEREAS, Order 21566-LC issued by the fire commissioner September 28, 1949 reads:

> "You are hereby notified that an inspection of the above premises, used to maintained a motor vehicle repair shop shows that the following must be done before the permit requested by you can be issued:
>
> FORTHWITH
>
> File with the Division of Combustibles, Fire Department, a Certificate of Occupancy from the Department of Housing and Buildings, authorizing the use of premises, as a motor vehicle repair shop. Sec. C26-181.0 of the Administrative Code."

and

WHEREAS, the applicant contends as to item 2 of the borough superintendent's decision that although the building is two stories in height, the proposed auto repair shop will be less hazardous than the present auto painting which is a permitted use in a two story building; that there will not be any gasoline pumps or welding and no open flames will be maintained on the 1st floor; that the 1st floor ceiling is metal covered as well as the stairhall partitions; as to item 3, that the building is provided with one 2 ft. 10 in. stairs, leading direct to street at the front and one 3 ft. 8 in. wide stairs leading to the rear of the adjoining lot; that no exit credit is claimed for these stairs but they are available in an emergency; that it is proposed to install a Labor Law fire escape and counterbalanced stairs at the front of the building to serve as a secondary means of egress; that in view of the fact that the present certificate of occupancy gives the 2nd floor a factory use with its present exits, the proposed arrangement will be of greater safety; that the 1st floor has one 3 ft. wide exit door at the front and it is proposed to install an additional exit door to the street at the south, also 3 ft. wide; that under Permit 3993 of 1946, the 2nd floor was permitted an occupancy of 40 persons and the proposed occupancy of the 2nd floor will be 35 persons; that such portable fire-fighting appliances will be installed as the fire commissioner may direct; and

WHEREAS, C.O. 1580 issued April 28, 1927 upon report No. 3363-27 which refers to Alt. 2980-26 for plans, permits the following use and occupancy: cellar, ordinary; 1st floor, auto painting, number of occupants not stated; 2nd floor, light manufacturing—4 persons; and contains the note "No auto repairing to be done"; and

WHEREAS, the premises was inspected by a committee of the Board and after the inspection the applicant was requested to file revised plans, which have been filed.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4180/49, objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and that the repairing shall be restricted to the street floor as provided for this day under resolution adopted in Cal. 100-50-BZ; as to objection 3, that the exits shall be maintained in accordance with the revised plan marked "Received June 23, 1950," (1 sheet); that such exits shall be enclosed as thereon proposed; that at the rear exit there shall be a permit filed with the borough superintendent from the owner of adjoining premises in the rear permitting such exit; that in addition, the proposed fire escape balcony on the second floor front with drop ladder to the street shall be constructed and maintained; and that in all other respects, the building shall comply with all laws, rules and regulations applicable thereto for the occupancy and the structure other than as permitted by resolution adopted under Cal. 100-50-BZ.

292-50-A

APPLICANT—Lehman and Fitzsimons, for Fairway Motor Sales, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 of the General City Law re bed of mapped street—144th street.

PREMISES AFFECTED—144-01 Hillside avenue and 87-49 to 87-65 144th street, northeast corner (Block 9702, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John Fitzsimons and George Fuchs.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (292-50-A)

WHEREAS, Lehman and Fitzsimons, for Fairway Motor Sales, Inc., owner, filed April 20, 1950, an appeal from a decision of the borough superintendent and an application pursuant to Section 35 of the General City Law, affecting premises 144-01 Hillside avenue and 87-49 to 87-65 144th street, northeast corner (Block 9702, Lot 1), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1950, acting on N.B. Applic. 2252/50, reads:

> "2. Proposed building extends partly into the bed of a mapped street, General City Law, Sec. 35."

and

WHEREAS, the applicant states that the proposed building will be two stories, 26 ft. in height, 51.7 ft. by 163.04 ft. in area, irregular, Class 1 construction, on a plot 51.7 ft. by 163.04 ft. irregular in area, in a business use, C and E-1 area, Class 1 and 1½ height district; to be used and occupied: Cellar, storage of motor vehicles and boilerroom, 0 persons; 1st floor, auto showroom, motor vehicle repair shop and offices, 4 persons; 2nd floor, offices, 6 persons; that the building will be provided with two 2 ft. 6 in. wide fireproof stairs leading directly to street; and

WHEREAS, the applicant contends as to Objection 2 issued by the Borough Superintendent that Alteration Map #3431 which would restore the street lines of 144th street to a location which would obviate the necessity for this appeal has been submitted to the Board of Estimate and should this appeal be heard prior to the adoption of such map, it is requested the Board grant permission to erect the building on condition that any award in condemnation be limited to the cost of the improvement within the bed of the mapped street less 5% per annum; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2252/50, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the proposed building as permitted this day under resolution adopted in Cal. 261-50-BZ, to extend to the existing building line of 144th street, *on condition* that in the event there is a proposal by the city to widen 144th street, any award in condemnation shall be limited to the cost of the improvement within the bed of the mapped street as determined by the Court less a deduction of 5 per cent per annum; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under resolution adopted in Cal. 261-50-BZ.

347-50-A

APPLICANT—Joel D. Marder, for Manhattan Storage and Warehouse Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—801 to 819 7th avenue, east side from West 52nd to West 53rd streets, 139-155 West 52nd street and 140-162 West 53rd street (cellar and 1st floor); (Block 1005, Lots 1 and 53), Borough of Manhattan.

APPEARANCES—
For Applicant: Joel D. Marder.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative: Commissioner Kleinert 1

THE RESOLUTION (347-50-A)

WHEREAS, Joel D. Marder, for Manhattan Storage and Warehouse Company, owner, filed May 4, 1950 an appeal from a decision of the Fire Commissioner, affecting premises 801-819 7th avenue, east side, between West 52nd and West 53rd streets, 139-155 West 62nd street and 140-162 West 53rd street (cellar and 1st floor); (Block 1005, Lots 1 and 35), Borough of Manhattan; and

WHEREAS, the decision of the Fire Commissioner dated April 28, 1950, reads:

"This will reply to your letter of April 17th, 1950 concerning the proposed installation of the economizer for use in connection with the refrigerating equipment.

This installation would be contrary to Section C19-98.0b of the Administrative Code and would therefore not be approved."

and

WHEREAS, the applicant states that the building is 1, 9 and 10 stories, 130 ft. in height, 300 and 305 ft. by 200.10 ft. in area, of fireproof construction, erected 1899-1904, located in a business use, B area, Class 2 height district, used and occupied since its erection as a storage warehouse; that the building is equipped with improved standpipe system and approved two-source sprinkler system, an interior fire alarm system, and that regular monthly fire drills are maintained; that there are two interior fireproof stairs and one fire tower from roof to street; and

WHEREAS, the applicant contends that to comply with an order of the Department of Water Supply, Gas and Electricity requiring the owner to cease using water for refrigeration purposes, it is proposed to install an evaporative condenser on the roof of the 1-story portion of these premises adjacent to the present machine room with a 2½ in. discharge line from the compressor to the evaporative condenser, and a 1¼ in. liquid return line to the receiver in the basement machine room; that these two lines will be in a chase in a brick wall which will be furred over at the first story and will extend below the first story ceiling to the economizer located outdoors on the one-story roof; and

WHEREAS, the applicant contends that in view of the proposed method for safely covering the economizer lines within the first story, the fact that the occupancy of the building is small, and that safety will be achieved and water conserved, it is requested that this variance be granted; that this refrigeration is a necessary part of the occupant's business of fur storage and that the proposed installation will effect economy in the use of water and will provide adequate safety for occupants; and

WHEREAS, Certificates of Occupancy 25725 and 30762 indicate that the building is permitted to be used as a storage warehouse with loading shed and non-storage garage for more than five motor vehicles on a portion of the first floor, as permitted by the Board under variance granted under Cal. No. 1142-39-BZ, and plans indicate that the machine room in the basement, where the refrigeration system is installed, is separated from the garage portion of the building by fireproof construction.

Resolved, that the decision of the fire commissioner dated April 28, 1950 be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the installation shall be located and maintained substantially as proposed and as indicated on plans filed with this appeal marked "Received May 4, 1950," four sheets, and maintained to the satisfaction of the fire commissioner; that the two souree sprinkler system, fire alarm system and monthly fire drills shall be maintained as proposed to the satisfaction of the fire eommissioner; that in all other respects the buildings and oceupancies shall comply with all laws, rules and regulations applicable thereto.

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 27, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIAL AND APPLIANCES SUBMITTED FOR APPROVAL

729-44-SA

APPLICANT—The American Laundry Maehinery Company, owner.

SUBJECT—Noex Safe Petroleum Dry Cleaning Unit, Models 1, 1A, 1B, 1C, 2, 2A, 2B, 2C, 3, 3A, 3B and 3C (reopened April 11, 1950 re amendment of resolution as to additional sizes and changes), approval of.

APPEARANCES—
For Applicant: Ross L. Gerling.

ACTION OF BOARD—Resolution amended in aecordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (729-44-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 31, 1950

Cal. 729-44-SA

Subjeet: Amendment of Resolution of June 17, 1947, Noex Safe Petroleum Dry Cleaning Units re additional sizes and changes.

The Board of Standards and Appeals June 17, 1947 approved the Noex Safe Petroleum Dry Cleaning Units Models 1, 1A, 1B, 1C, 2, 2A, 2B and 2C for voluntary use in New York City under certain eonditions. The resolution was amended December 2, 1947 to include approval of models 3, 3A, 3B, and 3C and the approval of a 75 gal. per hour still instead of 35 gal. per hour for models 1, 1A, 1B and 1C. Request was made for a reopening of the application and a further amendment of the resolution. The application was reopened by vote of the Board April 11, 1950.

The proposed amendments are as to Unit 1, 1A, 1B, 1C, to permit a 2000 gallon filter in addition to sizes already approved so that either 1000, 1300 or 2000 gallon filters may be used, and to permit a 275 gallon above ground, dirty solvent storage tank so that either a 275 gallon or a 135 gallon tank can be used, and to permit a 275 gallon above ground, clean solvent tank so that either a 275 gallon or a 135 gallon tank can be used. To permit a second 36″ x 30″ tumbler so that one or two can be used. It is also requested that the resolution be amended to include units 1D, 1E, 1F and 1H, which are identical with units 1A and 1C except that 1D is equipped with a service pump, and 1E has one 275 gallon above-ground still feed tank, and one 845 gallon or one 1125 gallon or one 1460 gallon buried dirty solvent tanks and one 845 gal. or 1125 gal. or 1460 gallon buried clean

solvent tanks instead of one 275 gallon above ground dirty and one 275 gal. above ground clean solvent tanks, and 1F is equipped with a service pump and a 52 gallon above ground extractor drain tank, and unit 1H which is identical with unit 1F except that instead of having two 275 gallons above ground solvent tanks, it has one 845 gallon or one 1125 gal. or one 1460 gallon underground dirty solvent tank and one 845 gallon or one 1125 gal. or one 1460 gal. underground clean solvent tanks and one 275 gal. still feed tank. It is also requested that the resolution be amended as to Unit 2, 2A, 2B and 2C to include two 2000 gallon filters so that either two 1300 gallon or two 2000 gallon filters may be used and to amend to include one 845 gallon or 1125 gallon or 1460 gallon underground dirty solvent tank so that either of these or one 385 gallon underground tank may be used and similar clean solvent tanks may be used, and amend to include a third or fourth 36" x 30" tumbler so that four may be used if desired. It is also requested that the resolution be amended to include Unit 2E which is identical to Unit 2, 2A, 2B and 2C except that it has one 275 gallon above ground still feed tank, to include Unit 2F, this is identical with 2, 2A, 2B and 2C, except that it has instead of two underground solvent storage tanks, one 275 gallon above ground dirty solvent storage tank and one 275 gallon above ground clean solvent storage tank and also a 52 gallon above ground extractor drain tank. It is also requested that the resolution be amended to include Unit 2H which is identical to Unit 2A, 2B, 2C, except that it has a 52 gallon above ground extractor drain tank and one 275 gallon above ground still feed tank. It is also requested that the resolution be amended as to unit #3 to include one 275 gallon above ground dirty solvent storage tank so that either it or the two 135 gallon tanks may be used and to include one 275 gallon above ground clean solvent above ground storage tank so that either it or the two 135 gallon tanks may be used, as to Unit #3A amend to include one 1125 or one 1460 gallon underground dirty solvent storage tank, so that either these tanks or the one 845 gallon tank may be used and to include one 1125 or one 1460 gallon underground clean solvent tank so that either it or the one 845 gallon tank can be used, and to include one 275 gallon above ground still feed tank so that either it or the two 135 gallon tanks can be used; as to Unit 3B and 3C amend to include one 1125 or one 1460 gallon underground dirty solvent storage tank so that either it or the one 845 gallon tank may be used, and include one 1125 or one 1460 gallon clean solvent underground storage tank so that either it or the one 845 gallon tank may be used and to include one 275 gallon above ground still feed tank so that either it or the two 135 gallon tanks can be used; and to amend the resolution to include Unit 3D which is identical with Unit 3C except that it has one additional 275 gallon above ground solvent tank making a total of two 275 gallon above ground tanks interconnected to the two underground solvent storage tanks. All the tanks are part of the packaged Noex units as assembled at the factory of the applicant.

Inspection and Test

The Committee on Test investigated these units and inspected and tested an installation at Riteway Laundry, 3329 Atlantic Avenue, Brooklyn, New York, and found that the proposed changes could conform to the resolution of the Board. Present at this investigation and test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and R. L. Gerling, representing the applicant.

Recommendation

On the basis of this inspection and test, and the data furnished by the applicant, the Committee on Test recommends that the resolution adopted by the Board, June 17, 1947 as amended December 2, 1947 be further amended to include the approval of the Noex Safe Petroleum Dry Cleaning Unit Models 1, 1A, 1B, 1C, 1D, 1E, 1F and 1H, #2, 2A, 2B, 2C, 2E, 2F and 2H and #3, 3A, 3B, 3C and 3D, with equipment as herein stated, provided that the recommendation of the Committee on Test as set forth in the resolution of June 17, 1947 and December 2, 1947 be complied with in all other respects.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 17, 1947 and December 2, 1947 in accordance with the above report.

409-45-SA

APPLICANT—The Yale and Towne Mfg. Co., owner.
SUBJECT—Yale Compact Door Closer (liquid type), approval of.
APPEARANCES—
For Applicant: Harold V. Toop.
For Administration:
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (409-45-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 409-45-SA May 24, 1950
Subject: Yale Compact Door Closer (liquid type), approval of.

The Yale and Towne Manufacturing Company filed June 29, 1945 an application with the Board of Standards and Appeals for approval of the Yale Compact Door Closer (liquid type), under the provisions of C26-178.0.b and C26-286.0 Administrative Building Code and Sect. 107C Multiple Dwelling Laws.

Purpose

A self-closing device for swinging doors.

Description

This appliance is a swinging door closer hydraulically operated of a design which permits the door being held in open position from which it may be released manually or in case of fire by the functioning of an automatic, heat-actuated mechanism which is an integral part of the closer arms. The hold-open and automatic releasing mechanism is an integral part of the main arm of the closer when the door is opened; the desired hold open distance, the cam faces in the main loop arm engage with the face of the cam in the head of the hold-open feature and holds the door open until released by hand or by the fusing of the link. In case of fire the link fuses, permitting the release lever to pivot which permits the arm to swing free and the door is closed by the spring tension in the closer.

Inspection and Test

This appliance was inspected and tested by the Committee on Test at 101 Park Avenue, New York City and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Harold V. Toop, representing the applicant. The appliance has been approved by the Underwriters Laboratories, after an endurance test of 100,000 operations, Report Fire Retardant No. 2345, Applic. No. 32C2621. The appliance has been approved by the National Bureau of Standards as meeting requirements of Federal Specification FF.H 121a.

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Yale Compact Door Closer (Liquid Type) when manufactured and installed in accordance with this report except that the hold-open feature shall not be permitted on doors opening directly into a stairway or a stair tower, on condition that the appliance shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City on other than exit doors, under Cal. No. 409-45-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

10-46-SM

APPLICANT—Alabama Metal Lath Co., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II re additional accessories to be used with Metal Lath (previously approved re Alabama Brand Metal Lath).

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II subject to regular procedure to consider test and approval of accessory materials.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

517-48-A—Vol. II

APPLICANT—Elias K. Herzog, for Morris Dorf, owner.

SUBJECT—Application reopened June 6, 1950—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1348-1350 Southern boulevard, east side, 25 ft. south of Jennings avenue (Block 2980, Lot 30), Borough of The Bronx.

APPEARANCES—
For Applicant: Elias K. Herzog and Morris Dorf.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (517-48-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1348-1350 Southern boulevard, east side, 25 ft. south of Jennings street, (Block 2980, Lot 30), Borough of The Bronx was granted by the Board June 15, 1948, as Vol. I, on certain conditions; and

WHEREAS, this appeal was reopened, as Vol. II, June 6, 1950 to consider a new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent dated May 8, 1950 acting on amendment to Alt. Applic. 228-50 reads:

"1. Provide two enclosed stairways from 2nd floor leading directly to street, as per Sec. 270 of the Labor Law.

Note: Refer to Alt. 815-1947 and Board of Standards and Appeals Cal. 517-48-A dated June 15, 1948."

and

WHEREAS, the applicant now states that the building is two stories, 23 ft. 10 in. in height, 42 ft. by 100 ft. in area, of class 3 construction, erected in 1922, located on a lot 50 ft. by 100 ft. in area, in a business use, B area, class 1½ height district, used and occupied since 1950 as follows: cellar-boiler room; 1st floor—office, store and manufacturing —15 persons; 2nd floor—toilet, storage and offices—10 persons; that the building is provided with two 3 ft. wide iron and wood stairs, enclosed in fire-retarded partitions; that one stair is equipped with one hour test fireproof self-closing doors; that the stairs lead direct to street and are provided with a ladder and scuttle to roof; that there is one exterior stair on the south side of the building extending to street by stairs; that window and door openings on the course of the exterior stairs are fireproof self-closing; and

WHEREAS, C.O. 5971 was issued August 11, 1949 permitting the use and occupancy of the building as follows: cellar-boiler room and storage; 1st floor—manufacturing fireproof doors—15 persons; 2nd floor—storage and offices—10 persons, in accordance with variance granted by the Board under Cal. 517-48-A, Vol. I; and

WHEREAS, the applicant now states that the premises were too small for the occupancy and the owner was compelled to look for other quarters; that he has now rented the first floor for use as store and showrooms (television appliances) and 2nd floor for manufacturing (needle trades); and

WHEREAS, the applicant contends that there are two direct exits to the street from the 2nd floor, one is a fire-retarded enclosed stairway, and the other an exterior stairs leading from a concrete balcony to the street; that to provide two legal fireproof enclosed stairs as required by section 270 of the Labor Law would constitute a hardship not warranted by the actual use; that the occupancy of the 2nd floor will never exceed 35 persons.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on amendment to Alt. Applic. 228-50, objection 1, and that the application be and it hereby is *granted on condition* that the building shall comply with all the requirements of all laws, rules and regulations applicable thereto other than as *modified* by the Board under resolution adopted June 15, 1948 at the time the use of the building was proposed as manufacturing of fire doors; that the building shall be maintained in accordance with this resolution and as indicated on plans filed with this appeal marked "Received May 16, 1950" which include the flooring over of the existing well hole at former mezzanine level.

351-50-A

APPLICANT—S. J. Kessler and Sons, for Bronx and Whitestone Terminals Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Between Waters and Buhre avenues, from Halpern avenue to McAlpin avenue inclusive and from Waters avenue to approximately Bronx and Pelham parkway, between Halpern avenue, New York, New Haven and Hartford Railroad (1st floor); (Block 4144, part of Lot 1, Block 4145, part of lot 1, Block 4146, Lots 1 and 12, Block 4179, Lots 14 and part of Lot 1, Block 4180, part of Lot 1, Block 4226, part of Lot 60), Borough of The Bronx.

APPEARANCES—
For Applicant: Samuel J. Kessler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (351-50-A)

WHEREAS, S. J. Kessler and Sons, for Bronx and Whitestone Terminals, Inc., owner, filed May 10, 1950 an appeal from a decision of the borough superintendent and an application pursuant to Sec. 35 of the General City Law to permit the erection of buildings in the beds of mapped streets, affecting premises Waters and Buhre avenues from Halpern to McAlpin avenues and from Waters avenue to Bronx and Pelham parkways (Buildings A to J inclusive); (Block 4144, part of Lot 1; Block 4145, part of Lot 1; Block 4146, Lots 1 and 12; Block 4179, Lot 14 and part of Lot 1; Block 4180, part of Lot 1; Block 4181, part of Lot 8; Block 4226, part of Lot 60), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated May 2, 1950 acting on Alt. Applic. 357-50 reads:

"1. Present construction of three (3) buildings in the bed of a mapped street is contrary to Section 35 of the General City Law. Note: These buildings were constructed by the Federal Government.

2. Present construction of ten (10) class 5, Metal Structures, each of which is more than 15,000 sq. ft. in area, cannot be accepted, as same is contrary to the provisions of Section 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that there are ten buildings involved, one 400 ft. by 75 ft. and the other 400 ft. by 125 ft. in area, one story, 14 ft. in height, of class 5 construction, erected in 1945 by the Federal Government for use as warehouses, now vacant; proposed to be used as warehouses except that Building A will be used in part for offices; that the buildings are of steel construction, concrete spread footings, precast concrete plank roof supported by open web steel joists in seven buildings and steel beams in three buildings and concrete floors on ground; that the sides of all buildings except for door and window openings are enclosed with asbestos sheathing braced and supported on steel girts and struts; that all buildings are free standing and are completely separated by 48 ft. driveways; that the buildings are isolated and are on a bed of ground approximately 14 ft. below the proposed street grades; that on the west is the New York, New Haven & Hartford railroad siding; that to the south, are the shop and yard of the New York City IRT system; that to the east and north, vacant land extends to Hutchinson River parkway and Pelham parkway; that the surrounding property will require an average of 14 ft. of fill to bring this property to the street levels shown on the city map; that when the area is graded to the city map grade, all of the buildings will then be below the established street level; and

WHEREAS, the applicant contends that the buildings have been used by the U. S. Government for the storage and sale of surplus war materials; that the present owners wish to continue the use of these buildings for the storage and redistribution of non-combustible merchandise; that all buildings are in good structural condition with large sliding doors on all sides of each building; that there are six fire hydrants surrounding the property; and

WHEREAS, the applicant contends as to objection 1 that Buildings A, F and G are in the beds of mapped streets and should be conditionally approved for use; that the owners will agree to remove any and all parts of these structures within the bed of the mapped streets without any cost to the city upon being notified that these streets are to be graded and legally opened; as to objection 2, that acceptance of the existing ten buildings now in place is requested for storage purposes; that the buildings are substantially constructed and foundations are of reinforced concrete and the supporting members are of structural steel; that the roof is precast concrete plank or precast concrete channel; that the plank is supported on open web joists and the precast channel is supported on steel beams; that all end bays are sway braced vertically and horizontally; that except for the sliding doors, the exteriors of all buildings are asbestos siding, supported on structural steel; that the buildings were completed in 1945 by the federal government and have been in use by it for storage of surplus war materials until about June of 1949; that the total area of the buildings on the site is less than 30% coverage; that the buildings are far removed from any structures on adjoining properties; that the present owner purchased the buildings from the Federal Government and requests permission to continue the use of these buildings for the same general purposes; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent May 2, 1950 acting on Alt. Applic. 357-50, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the maintenance of buildings within the beds of the following mapped streets: McAlpin avenue, Cheeseborough avenue and Lang avenue, *on condition* that in the event these streets are acquired by the City of New York, these buildings shall be removed at the expense of the owner as proposed and as indicated on plans filed with this appeal marked "Received May 25, 1950," (one sheet), and marked "Received June 19, 1950," (four sheets), and marked "Received May 10, 1950," (one sheet); as to objection 2, to permit the continuance of the ten (10) existing class 5 metal structures, for which no permit was issued to permit their construction in 1945, as shown on such plans above referred to for a temporary use for a term of five (5) years for the general storage of merchandise provided no merchandise shall be stored requiring a permit from the Fire Department; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

129-48-A—Vol. II

APPLICANT—Arenol Chemical Corp., lessee, for Beledu Associated, Inc., owner.
SUBJECT—Application for consideration — reopening as Vol. II—re Appeal from an order of the fire commissioner (previously granted on condition).
PREMISES AFFECTED—40-33 to 40-35 23rd street, east side, 100 ft. north of 41st avenue (1st floor); (Block 408, Lot 9), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Leo K. Rochen and Seymour Blau.
ACTION OF BOARD—Appeal reopened as Vol. II subject to regular procedure to consider an additional Fire Department order.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1095-48-A

APPLICANT—Irene von Horvath, for Martha Washington Associates, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street (Block 859, Lot 26), Borough of Manhattan.
APPEARANCES—
For Applicant: W. L. Messing.
ACTION OF BOARD—Laid over to September 12, 1950 at 2 P.M. for applicant to obtain a certificate of occupancy upon completion of the work in accordance with the requirements of section 67 of the Multiple Dwelling Law.

MINUTES

779-49-A

APPLICANT—Henry George Greene, for 743 Fifth Avenue Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—743 Fifth avenue, east side, 62 ft. 3 in. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan.

APPEARANCES—
For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 22, 1950 at 2 P.M., for inspection and decision without further argument.

218-50-A

APPLICANT—Robert Gottlieb, for Lena Palmieri, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—886 Forest avenue, east side, 157.38 ft. north of East 161st street (Block 2658, Lot 9), Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950 at 2 P.M., at the request of the applicant to amend plans as requested by the Board.

242-50-A

APPLICANT—Alfred A. Tearle, for Hallpark Realty, Inc., owner (The Broadwar Corp., lessee).

SUBJECT—Appeal from an order and decision of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Tearle.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and R. E. Alster, Fire Dep't.

ACTION OF BOARD—Laid over to October 10, 1950 at 2 P.M., for further consideration.

244-50-A

APPLICANT—Frederick C. Genz, for Hotel Lexington Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—509-513 Lexington avenue and 134-148 East 48th street, southeast corner, (1st floor, Revere Room); (Block 1302, Lot 51), Borough of Manhattan.

APPEARANCES—
For Applicant: Frederick C. Genz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 5, 1950 at 2 P.M., for further consideration.

ZONING APPLICATIONS

95-45-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Apex Garage and Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the buildings as extended, being in excess of the area permitted by the zoning resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (95-45-BZ—Vol. I)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use, C area district, the alteration and extension of an existing garage for more than five motor vehicles and a gasoline service station, the building as extended, occupying in excess of the area permitted by the zoning resolution, affecting premises 87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue (Block 9328, Lots 16, 18, 20 and 22), Richmond Hill, Borough of Queens, was granted by the Board as Vol. I, June 20, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 28, 1949; and

WHEREAS, the applicant requested a further extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 20, 1945 as thereafter *amended* by resolutions adopted through June 28, 1949 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the statement by the applicant that permits have been obtained, all work shall be completed within one (1) year from the date of this amended resolution (Alt. 74-45)."

469-47-BZ

APPLICANT—William A. Lacerenza, for Atlantic Warwick Corp., owner (Novocol Chemical Manufacturing Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting partly in a residence and unrestricted use, C area district, the erection of an additional story on top of existing structure, using more than the permitted area and without the required rear yard.

PREMISES AFFECTED—2911-2923 Atlantic avenue and 255-267 Warwick street, northeast corner (Block 3952, Lots 1, 45, 46 and 47), Borough of Brooklyn.

APPEARANCES—
For Applicant: William A. Lacerenza.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (469-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence and unrestricted use, C area district, the erection of an additional story on top of existing structure, using more than the permitted area and without the required rear yard, affecting premises 2911 to 2923 Atlantic avenue and 255-267 Warwick street, northeast corner (Block 3952, lots 1, 45, 46 and 47) Borough of Brooklyn, was granted by the Board November 12, 1947; on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 7, 1949; and

WHEREAS, the applicant requested a further extension of time in which to obtain the permit and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 12, 1947 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed with and approved by the Department of Housing and Buildings and that the owner intends to proceed with this work immediately, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 5161-46)."

477-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Elias G. Arab, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as per revised plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (477-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop, to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five (5) motor vehicles, waiting to be serviced; affecting premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 18, 1949 by adding thereto:

"that the resolution adopted by the Board on January 18, 1949 and the plans marked "Received May 14, 1948," (four sheets), may be amended to permit the east wall of the accessory building to be constructed of approved cinder block covered with cement stucco and to construct the accessory building with minor changes in design as indicated on revised plans marked "Received June 9, 1950," (two sheets), *on condition* that in all other respects the resolution adopted by the Board on January 18, 1949 shall be complied with (N.B. 369-48)."

9-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannis Realty Corp., owner (Alpine Motors Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room, and office, using more than the permitted area.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (9-49-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile show room, lubritorium, brake testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted, affecting premises 8729 to 8739 18th avenue, east side, 132 ft. south of Benson avenue and 130 to 140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn was granted by the Board June 28, 1949, on certain conditions; and

WHEREAS, the resolution was amended January 24, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 28, 1949 as *amended* by resolution adopted January 24, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the statement by the applicant that plans for the construction have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 1795-48)."

450-49-BZ

APPLICANT—M. Martin Elkind, for Pearlson Realty Co., owner.

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting upon the local retail portion of a plot located partly in a local retail and partly in a residence use, C area district, the erection of a business building (stores), using more than the permitted area.

PREMISES AFFECTED—141-48 to 141-52 Northern boulevard, south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (450-49-BZ)

WHEREAS, this application under section 21 and 7c of the zoning resolution, to permit in the local retail portion of the plot located partly in a local retail and partly in a residence C area district, the erection of a business building (stores) using more than the permitted area, affecting premises 141-48 to 141-52 Northern boulevard, south side, 101 ft. 9 in. west of Parsons boulevard (Block 5012, Lot 43), Flushing, Borough of Queens was granted by the Board October 11, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 11, 1949 by adding thereto:

". . . that in the event the owner desires to retain the garage at the rear of the property which was proposed to be removed and to reduce the width of the building so as to leave a space of 4 ft. 3 in. on the west side to be used in conjunction with a similar space by the next door owner as a driveway, such amendments to the resolution as adopted October 11, 1949 may be permitted; that the installation of windows on the west wall of this building may be permitted in view of the proposal to reduce the width of the building by 4 ft. 3 in. (N.B. 1651-49)."

4-50-BZ

APPLICANT—Charles M. Spindler, for Romolo Grappone, owner.

SUBJECT—Application for consideration — reopening re approval of working drawings—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, office and sale of auto accessories.

PREMISES AFFECTED—58-38 to 58-44 69th street and 58-49 to 58-59 Brown place, northwest corner (Block 2778, Lots 1, 3 and 5), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved on condition.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (4-50-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, office and sale of auto accessories for a term of fifteen (15) years, affecting premises 58-38 to 58-44 69th street, and 58-49 to 58-59 Brown place, northwest corner (Block 2778, Lots 1, 3 and 5), Maspeth, Borough of Queens was granted by the Board April 25, 1950, on certain conditions; and

WHEREAS, the applicant requested an approval of plans as being in substantial compliance with the requirements of the Board's resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* plans as required to be filed under the resolution adopted by the Board on April 25, 1950 *on condition* that all the arrangement and construction as shown thereon shall be carried out but the accessory building shall in all other respects meet the requirements of the building code; that there shall be no windows in the exterior wall of the accessory building to the north but any openings in such wall may be filled with glass block approved for exterior wall construction; that the pumps shall be not nearer than 10 ft. from the base of the pumps to the street; that there shall be erected across the premises from 69th street to Brown place a block of concrete continuously, extending for a distance of not less than 5 ft. from the intersections and not less than 12 in. in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps excluding all temporary signs and all roof signs but permitting the erection within the building line within the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that there shall be no cellar under the building; that any department for heating equipment shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that minor repairs may be permitted under section 7i provided such repairs are done with hand tools only and carried on entirely within the accessory building; that the plans hereby *approved* consist of three sheets dated May 4, 1950 (N.B. 6781-49).

(Remaining minutes will be printed in the Bulletin of July 11, 1950).

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.

Address all communications to the Chairman

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Appeals as to Multiple Dwellings.

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 30, 1950, copy of Petition and Order of Certiorari was served on the Board by Godfrey Von Hofe, attorney for John Baus, et al, objecting property owners, seeking a review of the Board's action on May 23, 1950, granting a variance, under Sections 7c, 7i and 21 of the Zoning Resolution, to permit in a residence use, D area district, the reconstruction of existing dairy plant to include use of premises as pasteurizing milk and cream products, loading and unloading, storage garage for more than five motor vehicles, motor vehicle repair shop, storage refrigeration, bottling storage and locker room, using more than the area permitted; Cal. No. 662-49-BZ; premises 88-44 to 88-58, 89-02 to 89-18 Cooper Avenue, south side, 160.74 ft. west of Metropolitan Avenue and 88-43 to 88-59 and 89-01 to 89-15 Aubrey Avenue, Forest Hills, Borough of Queens.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to July 4, 1950.

Cal. No. *Dept.* *Premises Affected.*

485-50-A—H.B.M.—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan, Amendment to Alt. 1085-50.

486-50-BZ—H.B.Bx.—414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx, Amendment to Alt. 416-50.

487-50-SA—Furnace Burners, Types A, B and C (Venturi Mixers and Zero Governors), manufactured by American Gas Furnace Co., Appliance.

488-50-A—H.B.B.—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street, and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn, Alt. 1001-50.

489-50-A—H.B.M.—131-133 Spring street, north side, 103 ft. 1½ in. east of Wooster street (Block 500, Lot 36), Borough of Manhattan, Amendment to Alt. 1451-45.

490-50-A—H.B.M.—135-137 Spring street, north side, 54 ft. east of Wooster street (Block 500, Lot 38), Borough of Manhattan, Amendment to Alt. 1452-45.

491-50-BZ—H.B.B.—2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn, Alt. 1613-50.

492-50-A—F.D.—480 Herkimer street, southeast corner of Albany avenue (1st floor); (Block 1705, Lot 1), Borough of Brooklyn, Decision.

493-50-A—F.D.—1322-1328 Garrison avenue, southwest corner of Longfellow avenue (1st floor); (Block 2761C, Lots 117-119), Borough of The Bronx, Decision re 75464-LC.

494-50-A—H.B.B.—290 Columbia street, west side, 25 ft. south of Summit street (Block 357, Lot 34), Borough of Brooklyn, N.B. 729-50.

495-50-SA—Bryant Gas-Fired Steam Boiler, Model 225, manufactured by Affiliated Gas Equipment, Inc., Bryant Heater Division, Appliance.

496-50-SA—Bryant Gas-Fired Floor Furnace, Model 365, manufactured by Affiliated Gas Equipment, Inc., Bryant Heater Division, Appliance.

497-50-SA—Bryant Gas-Fired Radiant Panel Heater, Model 401, manufactured by Affiliated Gas Equipment, Inc., Bryant Heater Division, Appliance.

498-50-SA—Bryant Radiant-Front Circulator, Model 426, manufactured by Affiliated Gas Equipment, Inc., Bryant Heater Division, Appliance.

499-50-SA—Bryant Gas-Fired Winter Air Conditioner, Model BA-87, manufactured by Affiliated Gas Equipment, Inc., Bryant Heater Division, Appliance.

500-50-SA—Bryant Gas-Fired Unit Heater, Model US-322, manufactured by Affiliated Gas Equipment, Inc., Bryant Heater Division, Appliance.

501-50-SM—Dualseal Fill Terminal for Fuel Oil and Gasoline, manufactured by Lancaster Heat Transfer Co., Inc., Material.

502-50-SM—Sanistand Female Urinal, Model F-5800, manufactured by American Radiator and Standard Sanitary Corp., Material.

503-50-BZ—H.B.Q.—62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens, N.B. 4387-50.

504-50-A—H.B.M.—164 West 79th street, south side, 150 ft. east of Amsterdam avenue (Block 1150, Lot 56), Borough of Manhattan, Amendment to Alt. 1100-50.

505-50-A—F.D.—15-15 to 15-19 122nd street, east side, 75 ft. north of 18th avenue (cellar); (Block 4084, Lots 8 and 10), College Point, Borough of Queens, 27635-LF and Decision.

506-50-BZ—H.B.B.—510-522 Christopher avenue, west side, 140 ft. north of Lott avenue (Block 3845, Lots 34, 37 and 39), Borough of Brooklyn, N.B. 402-50.

Restored to Docket.

824-47-SA—Frigidaire Automatic Washer, Model WO-65 (previously approved re Models WK-60 and WL-60), manufactured by General Motors Corp., Frigidaire Division, Appliance.

1107-39-SM—Graylite Building Board (previously approved re Insulite Structural Insulation Board Products, various trade names), manufactured by The Insulite Co., Material.

831-41-BZ—Vol. II—H.B.Q.—34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets, 61-89 Beach 34th street, 62-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens, N.B. 5106-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943 - Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23

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	Last Publication in Bulletin
Concrete Rules (Hydrated Lime)...Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules .....Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on .....Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules .....Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior) .....May	6, 1947—Vol. 32, No. 18
Fire Drill Rules .....June	20, 1950—Vol. 35, No. 25
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..May	23, 1950—Vol. 35, No. 21
Fire Retarding Rules for Garages, etc. .....Apr.	18, 1950—Vol. 35, No. 16
Fireproof Wood, Testing of .....Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for .....Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules .....May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules .....Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection .....June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules .....Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules .....Jan.	17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of .....June	13, 1950—Vol. 35, No. 24
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules .....Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) .....May	30, 1950—Vol. 35, No. 22
Procedure Rules of .....Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....May	2, 1950—Vol. 35, No. 18
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules .....June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules .....June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19....Jan.	24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 11, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 11, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

133-50-BZ—Application, February 21, 1950, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Arthur J. Krauss, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto showroom for new and used cars, lubritorium, car washing, motor vehicle repair shop, office and sales, storage, wheel alignment and parts department; premises 67-02 Juno street, 73-27 to 73-43 Yellowstone boulevard, southeast corner, 66-82 to 66-104 Selfridge street, 67-01 to 67-13 Kessel street and Juno street (Block 3183, Lots 1 and 2), Forest Hills, Borough of Queens.

246-50-BZ—Application, April 11, 1950, under sections 7e and 7h of the zoning resolution, of Acacia Service Stations, Inc., applicant, on behalf of Shorewood Realty Corp., owner (Esso Standard Oil Co., lessee), to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, and the parking and storage of motor vehicles on the unbuilt upon portion of lot, for a term of fifteen years; premises 114-01 to 114-17 Springfield boulevard, east side, from 114th to 115th avenue, and 216-01 115th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

103-50-BZ—Application, January 26, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Wechsler and Schimmenti, applicants, on behalf of 2157 Prospect Avenue Corporation, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium and auto laundry and to permit the existing loading platform for laundry on adjoining premises to remain; premises 750 East 182nd street, south side, 35 ft. west of Prospect avenue, and 2169 Prospect avenue (Block 3097, Lots 39, 33 and 23), Borough of The Bronx.

132-50-BZ—Application February 27, 1950, under sections 7c and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Forsander Realty Corporation, owner, to permit in a local retail use district, the extension of use and area of existing gasoline service station, auto laundry, auto accessory store, tire repair and battery charging, to gasoline service station, car washing, lubritorium, motor vehicle repairs, office and accessory sales, storage, tire repairs and battery charging; premises 244-11 to 244-19 Northern boulevard, north side, 100.01 ft. east of 244th street (Block 8112, Lot 6), Douglaston, Borough of Queens.

151-50-BZ—Application, March 1, 1950, under section 21 of the zoning resolution, of Jay M. Spinner, applicant, on behalf of Abe Brooks, owner, to permit in a business use, C area district, the extension to existing building using more than the area permitted, and the addition of offices and storage on second floor; premises 2115 86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn.

152-50-A—2115 86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn.

298-50-BZ—Application, April 19, 1950, under section 7c of the zoning resolution, of Adolf C. Blechner, applicant and owner, to permit in a residence and business use district, the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform; premises 325-331 East 148th street, north side, 225 ft. west of Courtlandt avenue and 324-328 East 149th street, south side, 225 ft. west of Courtlandt avenue (Block 2330, Lot 30), Borough of The Bronx.

155-50-BZ—Application, March 7, 1950, under sections 7f and 7A of the zoning resolution, of Paul Friedman, applicant, on behalf of Leah Miller, owner, to permit in a business use district, the erection and maintenance of a gasoline service, station, lubritorium, auto washing, sale of auto accessories and office; with a business entrance more than the permitted distance from the intersection for a term of fifteen years; premises 122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 to 116th avenue, southeast corner of 122nd street (Block 11679, Lot 2), South Ozone Park, Borough of Queens.

39-50-BZ—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution, of Lama, Proskaue and Prober, applicants, on behalf of Socony Vacuum Oil Company, owner (Jack Greenberg, lessee), to permit in a business use district, the addition of the parking and storage of motor vehicles on unbuilt upon portion of existing gasoline service station, lubritorium, auto washing and office; premises 1082-1090 Union street and 1566-1570 Bedford avenue, southwest corner (Block 1273, Lot 40), Borough of Brooklyn.

150-41-BZ—Reopened March 14, 1950 as Volume II—Application February 7, 1950, under sections 7i, 7e, 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Gulf Oil Corporation, owner, to permit in a residence and local retail use district, the extension of a gasoline service station (previously granted by the Board for a term of years), lubritorium,

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motor vehicle repairs, car washing and to permit the parking of cars waiting to be serviced; premises 223-15 to 223-25 Union Turnpike and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens.

154-50-BZ—Application, March 2, 1950, under sections 7f and 7i of the zoning resolution, of Benjamin H. Chasin, applicant, on behalf of Louis Mintz, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of auto accessories, storage and office; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 5223-5229 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212-5224 Avenue J (Block 7800, Lots 39, 41 and 42), Borough of Brooklyn.

256-49-BZ—Application, March 23, 1949, under section 7c of the zoning resolution, of Louis Lieberman, applicant, on behalf of Gaetano Ramieri, owner, to permit in a residence and unrestricted use district, the change in occupancy from kindergarten, gymnasium, club meetings and church to factory and showroom; premises 25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (Block 259, Lot 15), Borough of Brooklyn.

257-49-A—25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (cellar, 1st, and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

42-50-BZ—Application, January 20, 1950, under sections 7c and 21 of the zoning resolution, of Paul Friedman, applicant, on behalf of Maria Davide, owner (Christ Bautosoukus, doing business as Hudson Valley Sliced Apple Co., James Grasso and Joseph Novillino, lessees), to permit the extension of a bakery from the business use district into the residence use district, and to permit the maintenance in the residence use district of a four car garage accessory to the bakery, baker's oven and the vacant lot for off street loading and unloading; and to peeling and slicing of apples; and to permit the use of permit the existing two story frame dwelling to be maintained without providing a rear yard; and to permit more than one building on the plot; premises 53-04 103rd street, west side, 25 ft. south of Lewis avenue and 102-20 Lewis avenue, south side, 100 ft. west of 103rd street (Buildings 1, 2 and 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.

43-50-A—102-20 Lewis avenue, west side, 25 ft. south of 103rd street (Building 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.

115-50-BZ—Application, February 21, 1950, under sections 7f, 7i, 7e and 7A of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Horace Bldg. Corp., owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car washing, retail sales, storage and office, with entrances beyond the permitted distance from the intersection; premises 215-12 to 215-20 Horace Harding boulevard and 61-02 to 61-10 Bell boulevard, southwest corner (Block 7605, Lot 66), Bayside, Borough of Queens.

192-50-BZ—Application, March 16, 1950, under sections 7c and 21 of the zoning resolution, of Ingram S. Carner, applicant, on behalf of Gootzeit Realty and Construction Corp., owner, to permit in a business use, D area district, the erection and maintenance of more than one building on a lot to be used for the storage of more than five motor vehicles, using more than the area permitted; premises 67-29 to 67-39 73rd place, east side, 22.32 ft. south of 67th road (Block 3771, Lot 7), Middle Village, Borough of Queens.

234-50-BZ—Application, March 27, 1950, under section 7f of the zoning resolution, of William Farrell, applicant, on behalf of Michael Lauro, owner, to permit in a business use district, the erection and construction of a gasoline service station for boat use only; premises 2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.

235-50-A—2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.

279-50-BZ—Application, April 26, 1950, under section 7h of the zoning resolution, of Simon Cohen, applicant, on behalf of James Mantell, owner (William H. Ahlert, lessee), to permit in a residence use district, the parking and storage of motor vehicles for a temporary period of time; premises 166 to 177 Beach 104th street, and 104-02 to 104-10 Ocean Promenade, northwest corner (Block 643, Lot 37), Rockaway Beach, Borough of Queens.

243-50-BZ—Application, April 5, 1950, under section 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Land Properties, Inc., owner, to permit in business use, D area district, the erection and maintenance of additional business buildings (retail stores), resulting in excess coverage for structures on plot; premises 2802-2824 Avenue U, south side, from East 28th to East 29th streets, 2105 East 28th street and 2104 East 29th street (Block 7361, Lot 1), Borough of Brooklyn.

332-49-BZ—Application, April 20, 1949, under section 7f of the zoning resolution, of John J. Beatty, applicant, on behalf of P. W. Baths, Inc., owner, to permit in a business use district, the restoration of the variance for garage use on the second and third floors (previously granted by Board) for the storage of more than five motor vehicles and less than two hundred; premises 28-48 Brighton 1st road (Calm street), west side, 178.85 ft. south of Brighton Beach avenue (Block 7284, Lot 1726), Borough of Brooklyn.

117-24-BZ—Reopened May 23, 1950 as Vol. II—Application, May 4, 1950, under sections 7c, 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 265 Pennsylvania Avenue Corporation, owner (S. and S. Brake Service, lessee), to permit in a residence and business use district, the addition of an automobile showroom for new and used cars, motor vehicle repairs, servicing, lubrication, wheel alignment, body and fender repairs, touch up painting and spraying, to existing storage garage for more than five motor vehicles (previously granted by the Board); premises 261-267 Pennsylvania avenue, east side, 125 ft. north of Belmont avenue (Block 3738, Lot 7), Borough of Brooklyn.

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

232-45-BZ—Reopened April 26, 1949 as Volume II—Application, November 22, 1949 under section 7i of the zoning resolution of Anthony E. Sacco, applicant, on behalf of Cambrelling Realty Company, Incorporated, owner, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto laundry and five car

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garage to a motor vehicle repair shop for a term of two years; premises 681-683 East Fordham road, northeast corner of Cambrelling avenue (Block 3273, Lot 177), Borough of The Bronx.

322-47-BZ—Reopened April 18, 1950 as Volume II—Application, March 20, 1950, under sections 7e and 21 of the zoning resolution of Wechsler and Schimmenti, applicants, on behalf of Briguglio and Gaddy, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building without the required rear yard, and to permit the parking of motor vehicles on unbuilt upon portion of lot with an entrance (curb cut) for the ingress and egress of motor vehicles (previously denied by the Board, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop and paint shop, Lots 12, 13, 27); premises 91-15 139th street, east side, 100.10 ft. north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens.

1108-47-BZ—Reopened March 7, 1950 as Volume II—Application, February 15, 1950, under sections 7c and 7e of the zoning resolution of Henry Nordheim, applicant, on behalf of Rae Stiller, owner, to permit in a business use district, the change in occupancy from garage for five motor vehicles to dry cleaning, wet wash laundry and store to receive the garments for cleaning and laundry; premises 4500-4510 Furman avenue and 725 East 239th street, northeast corner (Block 5085, Lot 5), Borough of The Bronx.

5-50-BZ—Application, January 5, 1950, under sections 7a and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Mallett Bros., Inc., owner, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot, and the extension to the existing garage; premises 2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

301-50-A—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

134-50-BZ—Application, February 28, 1950, under section 21 of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Pasquale Lancieri, owner, to permit in a business use, B area district, the extension of existing building at rear on first story, using more than the area permitted; premises 2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4¼ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

135-50-A—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4½ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

203-50-BZ—Application, March 22, 1950, under sections 7c and 7e of the zoning resolution, of Latham C. Squire, applicant, on behalf of Uris Brothers, owner (Robert Norden, lessee), to permit in a residence and retail use district, the change in occupancy on first floor from existing restaurant to restaurant and cabaret; premises 1-3 University Place and 27-29 Waverly Place, northeast corner and 225 Greene street (Block 548, Lot 1), Borough of Manhattan.

217-50-BZ—Application, March 29, 1950, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Shop With Confidence, Inc., owner, to permit in a business use, C area district, the extension to existing building on first floor and cellar, using more than the area permitted; premises 1316 Avenue J, south side, 60 ft. west of East 14th street (Block 6715, Lot 7), Borough of Brooklyn.

265-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Emil Koeppel and Son, applicants, on behalf of Edward Safay, owner, to permit in a business use, C area district, the extension to existing second floor, using more than the area permitted, and without the required rear yard, to be used as additional bowling alleys; premises 503-507 Ovington avenue, north side, 22 ft. 6½ in. east of Fifth avenue (Block 5874, Lot 90), Borough of Brooklyn.

300-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Robert V. Henning and George Henning, owners (Belmont Smelting and Refining Works, Inc., lessee), to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted; premises 314-336 Belmont avenue, south side, from Alabama to Georgia avenues, 251-285 Alabama avenue and 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11); (Block 3752, Lot 3), Borough of Brooklyn.

305-50-BZ—Application, May 2, 1950, under sections 7c, 7e and 7i of the zoning resolution, of Arthur H. Haaren, applicant, on behalf of Kesbec, Inc., owner to permit in a business use district, the reconstruction of existing gasoline service station, to include lubritorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles; premises 67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner (Block 1299, Lot 27), Woodside, Borough of Queens.

316-50-BZ—Application, May 1, 1950, under section 7f of the zoning resolution, of Joseph Martine, applicant, on behalf of Beremed Realty Company, Incorporated, owner, to permit in a retail use district, the use of cellar and sub-cellar of proposed twelve story building as a non storage garage for more than five and less than two hundred motor vehicles; premises 1029-1039 Avenue of the Americas (6th), 100-106 West 39th street, southwest corner and 103-105 West 38th street (Block 814, Lots 32, 33 and 38 to 45 inclusive), Borough of Manhattan.

386-50-BZ—Application, June 5, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Albert E. Deer, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the reconstruction of an existing gasoline service station and metal garages to include lubritorium, auto laundry; motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 1995 (1993-1999 displayed) Atlantic avenue and 261 Saratoga avenue, northeast corner (Block 1562, Lot 1), Borough of Brooklyn.

365-50-BZ—Application, May 23, 1950, under sections 7c, 7h and 7A of the zoning resolution, of Casper P. Colla, on behalf of Maresco Holding Corporation, owner,

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to permit in a residence and business use district, the extension of existing restaurant into the residence use portion of the plot, and to permit the parking of patrons' motor vehicles in the residence use portion of the plot, with entrances more than the permitted distance from the intersection premises; 3159-3169 Emmons avenue and 2823-2857 Coyle street, northeast corner (Block 7508, Lots 118, 124 and 85), Borough of Brooklyn.

51-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (two motor vehicles) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 110-14 Jewel avenue, south side 100 ft. east of 110th street (Block 2231, Lot 12), Forest Hills, Borough of Queens.

50-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (one motor vehicle) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 108-47 Jewel avenue, north side, 100 ft. west of 110th street (Block 2220, Lot 44), Forest Hills, Borough of Queens.

381-50-BZ—Application, May 31, 1950, under section 7A of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Turnby Building Corporation, owner, to permit in a business use district, the erection and maintenance of business building (stores) with show windows and signs on 192nd street more than twenty-five feet from the intersection; premises 39-15 to 39-21 192nd street and 192-07 to 192-27 Station road, northeast corner (Block 5325, Lot 40), Flushing, Borough of Queens.

319-32-BZ—Reopened June 6, 1950 as Volume II—Application May 10, 1950, under section 7f of the zoning resolution of Goldwater and Flynn, applicants, on behalf of Robert P. Marshall, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium, for a term of fifteen years (previously granted by the Board but never constructed); premises Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx.

772-49-A—226-228 West 20th street, south side, 380 ft. west of 7th avenue (Block 769, Lots 53-54), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 11, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 11, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following

651-49-SA—Manning and Lewis Engineering Company Steam Fuel Oil Heaters, Model Nos. A, B, C and L.

366-50-SM—Retex (Decorative Interior Wall Covering).

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

218-50-A—886 Forest avenue, east side, 157.38 ft. north of East 161st street (Block 2658, Lot 9), Borough of The Bronx.

779-49-A—743 Fifth avenue, east side, 62 ft. 3 in. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan.

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

392-50-A—39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

435-50-A—757 East 103rd street and 10307 Flatlands avenue, northeast corner; 758-764 East 105th street, northwest corner of Flatlands avenue; 757-763 East 105th street, northeast corner of Flatlands avenue; 10603-10609 Flatlands avenue, north side, 230 ft. east of East 105th street; 10711-10715 Flatlands avenue, northwest corner of East 108th street; 757-763 East 108th street, northeast corner of Flatlands avenue; 10835-10841 Flatlands avenue, northwest corner of Hinsdale street; 719 East 103rd street and 10312 Glenwood road, southeast corner; 716 East 105th street and 10406 Glenwood road, southwest corner; 10602-10608 Glenwood road, southside, 250 ft. east of East 105th street; 712-718 East 108th street, southwest corner of Glenwood road; 711-717 East 108th street, southeast corner of Glenwood road; 992-998 Hinsdale street, southwest corner of Glenwood road; 671 East 105th street and 10513 Glenwood road, northeast corner; 10603-10609 Glenwood road, north side, 230 ft. east of East 105th street; 10717-10721 Glenwood road, northwest corner of East 108th street; 651-657 East 108th street, northeast corner of Glenwood road; 968-974 Williams avenue, northwest corner of Glenwood road; 621 East 105th street and 10512 Farragut road, southeast corner; 10622-10702 Farragut road, south side, 400 ft. east of East 103rd street; 618-620 East 108th street and 10712 Farragut road, southwest corner; 619 East 108th street, east side, 400 ft. north of Glenwood road; 926-932 Williams avenue, west side, 380 ft. north of Glenwood road; 567 East 108th street, east side, 700 ft. north of Glenwood road; 904-908 Williams avenue, west side, 700 ft. north of Glenwood road; 543-553 East 108th street, east side, 89 ft. north of Glenwood road; 254 Stanley avenue and 523 East 108th street; 270-276 Stanley avenue, south side, 170 ft. east of East 108th street; 330 Stanley avenue and 870-874 Williams avenue, southwest corner (Blocks 8158, 8174, 8175, 8176, 8191-8195, inclusive, Lot 1); Breuklen Houses, Borough of Brooklyn.

123-21-S—Vol. II—164-174 East 116th street, south side, 175 ft. west of 3rd avenue (1st floor); (Block 1643, Lots 44 and 146), Borough of Manhattan (reopened June 6, 1950).

393-50-A—797 Broadway, northeast corner of Fayette street (mezzanine); (Block 3132, Lot 8), Borough of Brooklyn.

482-50-A—48-12 to 48-42 204th street, west side, 100 ft., 128.33 ft., 156.66 ft., 185 ft., 213.33 ft., 241.66 ft., 270 ft., 298.33 ft., 326.66 ft., 355 ft., 383.33 ft., 411.66 ft. north of 50th avenue (Block 7362, Lots 12 to 28 Inclusive); 48-21 to 48-55 204th street, northeast corner of 50th avenue and east side 204th street, 29 ft., 56 ft., 83 ft., 110 ft., 137 ft., 164 ft., 191 ft., 218 ft., 245 ft., 272 ft., 299 ft., 326 ft., and 353 ft. north of 50th avenue (Block 7363, Lots 36 to 52 inclusive); and 48-11 204th street, east side, 96.87 ft. south of 48th avenue (Block 7363, Lot 55), Bayside, Borough of Queens.

464-50-A—114-05 200th street, 200-02 to 200-06 Murdock avenue, 114-01 to 114-09 200th street, southeast, (Block 11017, Lot 1), St. Albans, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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JULY 18, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 18, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

961-48-BZ—Vol. II—Reopened June 20, 1950 to consider extension in area—Application, June 7, 1950, under section 7h of the zoning resolution of Gerard C. Henigan, applicant on behalf of Lena Maria Rasch, owner, to permit in a residence use district, the extension of a parking and storage lot for more than five motor vehicles; premises 2717-2739 Pitkin avenue, 435-481 Euclid avenue, northeast corner, 1026-1048 Glenmore avenue, southeast corner of Euclid avenue, 366-376 and 402-412 Pine street (Block 4214, Lot 1), Borough of Brooklyn.

681-41-BZ—Vol. II—Reopened June 20, 1950, to consider continuance of use—Application, June 12, 1950, under section 7h of the zoning resolution of Max Horn, applicant, on behalf of Eugene Kral, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 91 Beach 87th street, 92 Beach 88th street and north side of Shore Front parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

416-50-A—Application filed pursuant to Section 35 of the General City Law to permit the use of premises partly in the bed of a mapped street for the parking and storage of motor vehicles; 91 Beach 87th street, 92 Beach 88th street and north side of Shore Front Parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

418-50-BZ—Application, May 14, 1950, under sections 21 and 7h of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Bell Associates, Inc., owner, to permit in a residence use, D area district the erection of more than one building on a lot without the required yards and courts and to permit the parking of motor vehicles on open portions of the plot; premises 220-02 to 229-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens.

419-50-A—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens (under section 36, General City Law re buildings not facing on legal streets).

269-50-BZ—Application, April 25, 1950, under section 7e of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

273-50-BZ—Application, April 10, 1950, under sections 7c and 21 of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Aznive Haig, owner, to permit in a local retail use district the proposed office above the first story, in a proposed building to be used as stores on the first floor; premises 814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx.

429-50-A—814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx; (under section 35, General City Law re partly in bed of mapped street—Bussing avenue).

1014-22-BZ—Reopened May 31, 1950 as Volume II—Application May 4, 1950, under sections 7e and 21 of the zoning resolution of Gustave Goldman, applicant, on behalf of 1735 University Avenue Corporation, owner, to permit in a residence use, B area district, the erection of a business building (store) using more than the area permitted; premises 101-107 West 188th street and 2455 University avenue, northwest corner (Block 3219, Lot 208), Borough of The Bronx.

242-26-BZ—Reopened March 7, 1950 as Volume II—Application, January 31, 1950, under section 7c of the zoning resolution of Allen A. Blaustein, applicant, on behalf of Sanders Theatre Corporation, owner, to permit in a residence use district, the change in occupancy from store and motion picture theatre (previously granted by the Board) to motion picture theatre and vaudeville; and to permit display cases (inside candy stand); premises 187-189 Prospect Park West, southeast corner of 14th street (Block 1103, Lot 37), Borough of Brooklyn.

276-43-BZ—Reopened June 6, 1950 as Volume II—Application May 16, 1950, under sections 7c, 7f and 21 of the zoning resolution of Robert Gottlieb, applicant, on behalf of Santini Building Corporation, owner, to permit in a residence use district, the conversion of existing warehouse to storage garage for more than five and less than two hundred motor vehicles; premises 3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406G, Lot 441), Borough of The Bronx.

919-46-BZ—Reopened March 28, 1950 as Volume II—Application, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee), to permit in a business and unrestricted use, D area district, a lumber storage building to be used in conjunction with existing woodworking shop with the area of the building on lot in excess of that permitted (previously granted by the Board the reconstruction of structure, using more than the area permitted); premises 713-731 East 98th street, 98-01 to 98-07 Ditmas avenue, northeast corner and 736-765 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

14-50-BZ—Application, January 12, 1950, under section 21 of the zoning resolution, of Jacob Berman, applicant, on behalf of Morris Tannen, owner, to permit in a resi-

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dence use, G1 area district, the maintenance of existing two family residence without the required rear yard; premises 80-63 208th street, east side, 162.04 ft. north of Midland Drive (Block 7782, Lot 14), Hollis, Borough of Queens.

144-50-BZ—Application, February 7, 1950, under sections 7e, 7h and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Habco Estates, Incorporated, owner, to permit in a residence local retail and retail use, D area district, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees cars; premises 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eveleth road (Blocks 12493, 12494,; Lots 53, 60, 73, 76, 8), Springfield Gardens, Borough of Queens.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

253-50-BZ—Application, April 10, 1950, under sections 7c and 7f of the zoning resolution, of William H. Byrne, applicant, for Estate of John Cullen, deceased, owner (Margaret C. Dowling, executrix), to permit in a business use district, the change in use of existing building from stores, storage and junk shop, to a garage for more than five motor vehicles; premises 2097-2103 First avenue, 324-348 East 108th street, southwest corner, and 333-335 East 107th street (Block 1679, part of Lot 27), Borough of Manhattan.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Company, Inc., lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

310-50-BZ—Application, April 25, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Max and Theresa Hummel, owners, to permit in a business use district the erection and maintenance of a gasoline service station for boats and for patrons who use boat yard; premises 164-30 95th street, west side, 220 ft. north of 165th avenue (Block 4153, Lot 46), Howard Beach, Borough of Queens.

341-50-BZ—Application, May 15, 1950, under section 7A of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Wacrest Construction Corp., owner, to permit in a retail use district the installation of show windows, business entrances and business signs more than the permitted distance from the intersection premises 25-01 to 25-09 36th avenue and 35-51 to 35-57 Crescent street, northeast corner (Block 339, Lot 21), Astoria, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

384-50-BZ—Application, June 2, 1950, under sections 7e and 21 of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Francis J. Wilson, owner, to permit in a residence use district the erection and maintenance of a business building (stores); premises 9 Hillside avenue, south side, 2 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan.

432-50-BZ—Application, June 15, 1950, under section 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Tishman Realty and Construction Co., owner, to permit in a business use, D area district the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 62-06 to 62-28 Woodhaven boulevard, west side, 392.73 ft. north of 62nd drive (Block 2974, Lot 137), Rego Park, Borough of Queens.

453-50-BZ—Application, June 22, 1950, under section 21 of the zoning resolution, of Hemlock Realty Corp., applicant and owner, to permit in a residence and local retail use, D area district the erection and maintenance of a business building (stores), using more than the area permitted; premises 797-819 Stanley avenue, north side, from Ashford street to Cleveland street (Block 4359, Lots 28, 38 and 39), Borough of Brooklyn.

421-50-BZ—Application, June 5, 1950, under sections 7a, 7f, 7i, 7h and 21, of the zoning resolution, of Fred C. Dahlem, applicant on behalf of Pincus Blear, owner, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10—formerly 10, 11 and 12), Borough of Manhattan.

422-50-A—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10, formerly 10, 11 and 12), Borough of Manhattan.

200-33-BZ—Reopened June 20, 1950 as Volume III—Application, June 7, 1950, under sections 7f, 7i and 21 of the zoning resolution, of Leo Kornblath, applicant, on behalf of Irving Wenig, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and office; premises 331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.

444-50-A—331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.

457-50-BZ—Application, June 21, 1950, under sections 7c 7h and 7i of the zoning resolution, of A. R. Kartzman, applicant, on behalf of Ho-Pan Realty Corp. and 3027 Coney Island Ave. Corp., owners, to permit in a business use district the relocation and reconstruction of an existing gasoline service station, and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling; premises 3005-3031 Coney Island avenue and 165-178 Neptune avenue, northeast corner (Block 7511, Lots 4, 10, 11, 13 and 15), Borough of Brooklyn.

423-50-BZ—Application, June 6, 1950, under section 7e and 21 of the zoning resolution, of Irving Kudroff, applicant, on behalf of Johrosdon Realty Corp., owner, to

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permit in a residence use, C area district, the erection and maintenance of a business building (Post Office), using more than the area permitted; premises 1525 Gun Hill road, 2915 Mickle avenue, southwest corner and northwest corner of Gun Hill road and Arnow avenue (Block 4783, Lot 47), Borough of The Bronx.

426-50-BZ—Application, June 9, 1950, under sections 7c and 21 of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Tumac Realty Corporation, owner, to permit in a residence and business use, C area district the erection and maintenance of a business building, using more than the area permitted; premises 1181-1201 East New York avenue and 632-636 Ralph avenue, northwest corner and 1924-1946 Union street (Block 1399, Lot 125), Borough of Brooklyn.

492-50-A—480 Herkimer street, southeast corner of Albany avenue (1st floor); (Block 1705, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 18, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 18, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

134-35-SA—Sherwood Brothers Incorporated (Oil Heating Division); (reopened September 9, 1941 re amendment of resolution to include additional models).

361-32-SA—Fluid Heat Wall Flame Rotary Oil Burner, Models SA and SM (previously approved re Fluid Heat Oil Burner); (reopened November 9, 1949 re amendment of resolution to include approval of additional models).

27-50-SM—USG Adjustable Wall Furring Bracket.

172-50-SM—Hi-Way Cinder Blocks, Hi-Way Sand Concrete Blocks and Hi-Way Waylite Concrete Blocks.

84-50-SA—American Solid Curb Petroleum Dry Cleaning Extractors Motor Drive 20", 26" and 30" and American Open Top Petroleum Dry Cleaning Extractors Motor Drive 40", 48" and 63".

718-47-SM—Parkway Cinder and Cement Blocks.

85-50-SA—American Zone-Air Dry Cleaning Tumblers Motor Driven, 36 in. x 24 in. and 36 in. x 30 in. and American Super Speed Petroleum Dry Cleaning Tumblers, Motor Driven 42 in. x 60 in., 42 in. x 90 in. and 42 in. x 120 in.

516-49-SA—Lennox Gas Fired Heating Unit—Models Nos. GT1-54 and GT1-70.

348-40-SM—Paragon Sand Lime Brick.

485-39-SM—Vol. II—USG Rocklath Accessories (reopened March 1, 1949 re amendment of resolution as to change of name of United States Gypsum Company Rocklath accessories and approval of one new clip (combination of two previously approved clips).

359-50-SA—ABC-O-Matic Home Laundry Automatic Washer, Model 50.

216-47-SA—Incinor (Incinerator), Model S-2.

590-49-SA—Minneapolis-Honeywell Reg. Company Flame Detector Relay, Type R7009A, Industrial Photocell Mount Type C7000 3A, Flame Rectifier Type C7004B (pilot or mainflame check on industrial oil burners).

86-50-SA—American Buckeye Petroleum Dry Cleaning Washers, Sizes 30 in. x 40 in., 30 in. x 48 in., 36 in. x 48 in., 36 in x 54 in., 36 in. x 64 in., 42 in. x 54 in., 42 in. x 64 in., 42 in. x 84 in., and 54 x 70 in., Belt driven and individually motor driven type.

295-50-SA—Florence Gas Space Heaters—Models CV-200 and CVP-202.

180-50-SA—Florence Radiant Gas Space Heaters — Models RCV-351, RCV-356, RCV-456, RCV-651 and RCV-656.

808-46-SM—Sargent Incinerator Hopper Door No. 5 Flush Type (reopened March 28, 1950 re amendment of resolution as to change of construction of hopper door).

450-48-SM—Permalite Plaster (Fireproofing for steel columns).

47-50-SM—Yonkers Concrete Products Inc. Lightweight Concrete Blocks, using Lelite as the aggregate.

374-50-SM—New York Steel Tank Corporation 275 Gallon Fuel Oil Tank.

448-50-SA—Crotty Water Wall Furnace with Integral Fuel Oil Heater.

222-50-SA—Hamilton Automatic Gas Clothes Dryer Model 1000-G.

938-39-SM—Lockaire (board form rigid building insulation); (reopened May 2, 1950 re amendment of resolution to include ½ inch in thickness Lockaire Insulation Board).

1379-39-SM—Nailable Cinder Concrete Blocks (reopened December 20, 1949 re amendment of resolution to include additional size blocks).

109-50-SM—Trenjer Anti-syphon ball cock.

451-50-SA—Esko Drying Ovens (Gas fired).

886-49-SA—Paracoil Type E1 Fuel Oil Preheater.

89-49-SA—Todd Safety Arrangement for Below-Water-Line Oil Heating.

931-49-SA—Capitol High Speed Electric Spray Bake Conveyor (machine sprays and bakes synthetic resin materials on metal parts).

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

879-47-A—Vol. II—24 Harbor lane (Crescent Court), south side, 150 ft. west of Harbor View Terrace (Block 5975, Lot 208), Borough of Brooklyn (reopened June 20, 1950); (under section 36, General City Law re building located on street not on City Map).

405-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of an addition to the second story of an existing building located in the bed of a mapped street (51st street); premises 45-48 51st street, west side, 100 ft. north of 47th avenue (Block 2283, Lot 64), Woodside, Borough of Queens.

388-50-A—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

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400-50-A—55-61 East 52nd street, north side, 150 ft. east of Madison avenue (1st floor and mezzanine); (Block 1288, Lots 26½, 27, 27½, and 28), Borough of Manhattan.

98-48-A—Vol. II—31-43 (35 displayed) Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn; (reopened June 6, 1950).

272-50-A—186-192 West 4th street and 9-13 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.

424-50-A—250-258 Meserole avenue and 245 Russell street, southwest corner (Block 2628, Lot 9—formerly 6), Borough of Brooklyn.

430-50-A—2392 Grand avenue, east side, 150 ft. north of West 184th street (Block 3199, Lot 7), Borough of The Bronx.

466-50-A—178 Duffield street, west side, 225 ft. south of Myrtle avenue (Block 2058, Lot 37), Borough of Brooklyn.

404-50-A—929 East 169th street, north side, 60.2 ft. east of Fox street (Block 2719, Lot 78), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 25, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 25, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

619-41-BZ—Reopened April 11, 1950 as Volume II—Application, March 15, 1950, under sections 7c and 7e of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a residence and local retail use district, the extension in area of existing gasoline service station, and the reconstruction of station and building to include lubritorium, auto laundry and addition of a motor vehicle repair shop (previously granted by the Board in a business use district, the alteration of an existing gasoline station and erection of new accessory building); premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

727-49-BZ—Reopened February 21, 1950 as Volume II—Application, April 26, 1950 under sections 7f and 7h of the zoning resolution of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

72-50-BZ—Application, January 17, 1950, under sections 7e, 7f, 7h and 7A and 21 of the zoning resolution, of Brimac Realty Corporation, applicant and owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office and sales, and storage of auto accessories, and to permit the existing one story metal lunch room to remain, with an entrance to the gasoline service station more than permitted distance from intersection; premises 171-04 to 171-20 Linden boulevard and 114-01 Merrick boulevard, southeast corner (Block 12393, Lot 1), St. Albans, Borough of Queens.

339-50-BZ—Application, April 4, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Burke Bronstein, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store and market); (loading and unloading space using more than the area permitted); (previously granted by the Board for the parking and storage of more than five motor vehicles); premises 9524-9530 Church avenue and 508-518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn.

380-50-BZ—Application, May 23, 1950, under section 7e of the zoning resolution, of Saul S. Nevins, applicant, on behalf of Reiner Heating Corporation, owner (Tremont Chevrolet Company, Inc., lessee), to permit in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing; premises southeast corner of Bruckner boulevard and Colgate avenue (Block 3649, Lot 30), Borough of The Bronx.

247-50-BZ—Application, April 11, 1950, under sections 7e, 7f, 7i and 7A of the zoning resolution, of Acacia Service Stations Inc., applicant, on behalf of Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with curb cuts more than the permitted distance from the intersection; premises 47-01 to 47-21 Borden avenue (Midtown highway), north side, from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

394-50-A—47-01 to 47-21 Borden avenue (Midtown highway), north side from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens under section 35 of General City Law re bed of mapped street—proposed widening of Borden avenue.

485-40-BZ—Reopened May 2, 1950 as Volume II—Application, April 19, 1950, under sections 7e and 21 of the zoning resolution of Simon B. Zelnick, on behalf of Hefran Realty Company, Inc., and Methill Realty Corporation, owners, to permit in the retail use, D area district portion of a plot located in a residence and retail use district, the extension to existing structure using more than the area permitted; premises 2167-2169 Westchester avenue, north side, 104.67 ft., west of Castle Hill avenue and 40 ft. east of Purdy street and 1313 Castle Hill avenue, west side, 100 ft. north of Westchester avenue (Block 3935, Lots 6 and 1), Borough of The Bronx.

307-50-BZ—Application, May 4, 1950, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Crawford Improvement Company, Incorporated, owner, to permit in a business use district, the erection and maintenance of a gasoline service center, lubritorium, car washing, motor vehicle repairs, office and salesroom; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 2646-2656 Coney Island avenue and 756-766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of June 27, 1950).

753-49-BZ

APPLICANT—James E. McKillop, for Solomon Allard, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—547-549 Greene avenue, north side, 200 ft. west of Marcy avenue (Block 1794, Lots 60 and 61), Borough of Brooklyn.

APPEARANCES—
For Applicant: James E. McKillop.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (753-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles; premises 547-549 Greene avenue, north side, 200 ft. west of Marcy avenue (Block 1794, Lots 60 and 61), Borough of Brooklyn was granted by the Board March 21, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 21, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the statement by the applicant that the work is partially completed, all permits required shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. 3147-49)."

766-28-BZ—Vol. IV

APPLICANT—Andrew Di Camillo, for Domenick Alesi, owner.

SUBJECT—Application for consideration — reopening as Vol. IV—re new proposal—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building to be used as stores and bowling alleys, using more than the permitted area (previously granted by the Board re parking and storage of more than five motor vehicles, for a term of years).

PREMISES AFFECTED—820-838 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

APPEARANCES—
For Applicant: Andrew Di Camillo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure to consider new proposal.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

339-32-BZ—Vol. II

APPLICANT—Arnold W. Lederer, for Murray I. Fisher, owner.

SUBJECT—Application for consideration — reopening as Vol. II re new proposal—re Application (decision of the borough superintendent) under sections 7A, 7c and 21 of the zoning resolution, to permit partly in a residence use and partly in a business use C area district, the proposed factory occupancy in a building, occupying more than the permitted area and with curb cut in rear, more than 25 ft. from the intersecting streets (previously denied by the Board re automobile repair shop and the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—3511-3513 Fort Hamilton parkway, south side, 170 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

APPEARANCES—
For Applicant: Arnold W. Lederer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider a new proposal.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 6 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

MINUTES

REGULAR MEETING

WEDNESDAY MORNING, JULY 5, 1950 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 20, 1950, were approved as printed in the Bulletin of June 27, 1950, Vol. 35, No. 26.

ZONING APPLICATIONS

485-40-BZ—Vol. II

APPLICANT—Hefran Realty Co. Inc., for Methill Realty Corp., owner.

SUBJECT—Application reopened May 2, 1950—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the retail use, D area district portion of a plot located in a residence and retail use district, the extension to existing structure using more than the area permitted.

PREMISES AFFECTED—2167-2169 Westchester avenue, north side, 104.67 ft. west of Castle Hill avenue and 40 ft. east of Purdy street and 1313 Castle Hill avenue, west side, 100 ft. north of Westchester avenue (Block 3935, Lots 6 and 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Emanuel M. Glick and Milton Loewe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument.

619-41-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application reopened April 11, 1950—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and local retail use district, the extension in area of existing gasoline service station, and the reconstruction of station and building to include lubritorium, auto laundry and addition of a motor vehicle repair shop (previously granted by the Board in a business use district the alteration of an existing gasoline station and erection of new accessory building).

PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Mrs. A. Lindenlaub and Jack Morrione.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument.

727-49-BZ—Vol. II

APPLICANT—Elias K. Herzog, for Harriet Hecht, owner.

SUBJECT—Application reopened February 21, 1950—re Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog, Harriet Hecht and Thomas Ellenbogen.

For Opposition: J. E. Distributors, Emma Klatz, Lucinda Fletcher, Fraction Minet, Henry Jennie, Edwin Seale, John H. Wilson, Alvin C. Hudgins and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for decision by Board, pending receipt of copy of license from State Board of Regents for school.

72-50-BZ

APPLICANT—Brimac Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 21 of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office and sales, and storage of auto accessories, and to permit the parking of more than five motor vehicles waiting to be serviced, and to permit the existing one story metal lunch room to remain, with an entrance to the gasoline service station more than permitted distance from intersection.

PREMISES AFFECTED—171-04 to 171-20 Linden boulevard and 114-01 Merrick boulevard, southeast corner (Block 12393, Lot No. 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: O. A. McKegney and J. E. Smith.

For Opposition: Laurence Kesten, Royal E. Dalrymple, Pauline Ottaliano, Violet E. Haydem, Esther Nesbitt, Marie Minott, Camilla Thomas, Adina Thomas and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for decision without further argument; may be inspected again by Committee.

247-50-BZ

APPLICANT—Acacia Service Stations Inc., for Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i, 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—47-01 to 47-21 Borden avenue (Midtown highway), north side, from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Edward V. Loughlin, James V. McNamara and Joseph B. Lynch.

For Opposition: James A. Dwyer, Ralph Longobardo, Michael J. Chmieloski, Michael Cassidy, John Granahan, Max Wermter, Walter Gounoud and Ellen Harkins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

307-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Crawford Improvement Company, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service center, lubritorium, car washing, motor vehicle repairs, office and salesroom; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—2646-2656 Coney Island avenue and 756-766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and David Bergman.

For Opposition: Louis Weiser, Laurence Kesten, Jack Perlow, Michael Barron, Inez Marcus, Antonio Palmo, Grace Amatulli, Vincenzo De Palo, Mary Turi, George Kirshay and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

339-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Burke Bronstein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building (store and market); (loading and unloading space using more than the area permitted); (previously granted by the Board for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—9524-9530 Church avenue and 508-518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Burke Bronstein.

For Opposition: H. C. Huberman, Arthur Laskey and John Perepezko.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

380-50-BZ

APPLICANT—Saul S. Nevins, for Reiner Heating Corp., owner (Tremont Chevrolet Co., Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubritorium, greasing and washing.

PREMISES AFFECTED—Southeast corner of Bruckner boulevard and Colgate avenue (Block 3649, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Saul S. Nevins, Joseph Reinschreiber, Martin M. Lipp and Benjamin M. Sylvan.

For Opposition: A. J. Cincotta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BORD—Laid over to July 25, 1950, at 10 A.M. for decision by Board and inspection if necessary; hearing closed.

205-44-BZ—Vol. II

APPLICANT—Peter W. Bruder, for M. Cassidy, owner.

SUBJECT—Application reopened May 2, 1950—re Application (decision of the borough superintendent) under sections 7A, 7c, 7h and 7e of the zoning resolution, to permit on a plot located partly in a local retail and partly in a residence use district, the erection and maintenance of extension to existing funeral parlor (previously granted by the Board), parking of patrons' motor vehicles on southerly portion of plot, with curb cut and entrance on 199th street more than 25 ft. from the intersection.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets (Block 10938, Lot 22), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Peter W. Bruder.

For Opposition: Joseph G. Connolly and Linwood J. Putnam.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD — Application withdrawn, at the request of applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

361-50-BZ

APPLICANT—Burke, Morrison and Green, for Independent Builders, Garden Apts. Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, D area district, the erection of more than one building on a lot, without the required side and rear yards; and to permit the parking of motor vehicles on unbuilt upon portions of lot.

PREMISES AFFECTED—116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116–45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116–35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12352, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, John A. Galway and Samuel Paul.

For Opposition: Herman N. Schwartz, Jacob A. Smith, Beatrice Martin, Gertrude Weiss, Joseph L. Griffin, Elnora Robinson, Margaret J. Harney, Grace Sevier, Blessie Gunther, Marie Hubbard, Theresa Jetter, Lolita Vargas and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn temporarily, without prejudice to restoration to calendar.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

172-36-BZ

APPLICANT—Coronet Piece Dye Works, Inc., for Knickerbocker Laundry Company, Inc., owner.

SUBJECT—Application (decision of borough superintendent) under section 21 of the zoning resolution, permitting in a residence use district the change of occupancy of an existing building to a factory, power wet wash laundry, dry cleaning, dyeing and finishing uses for a term of five years.

PREMISES AFFECTED—80-19 to 80–25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard (Block 1538, Lots 87 and 91), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum, Curt Otto and H. Glasser.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (172-36-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building to a factory, power wet-wash laundry, dry cleaning, dyeing and finishing uses, affecting premises 80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard (Block 1538, Lots 87 and 91), Elmhurst, Borough of Queens, was granted by the Board on January 5, 1937, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved on January 19, 1937, and the resolution was further amended on March 23, 1943; and

WHEREAS, the term of variance expired by time limitation, and the applicant requested reopening of this application and consideration as to the term of the variance; and

WHEREAS, this application was reopened on May 23, 1950 and set for hearing on June 13, 1950 at 10 A.M., waiving all requirements, except a new decision of borough superintendent and notice by regular mail to affected property owners; and

WHEREAS, a public hearing was held on this application on June 13, 1950, after due notice by publication in the Bulletin, and then laid over to July 5, 1950, to permit the applicant to send notices of hearing; and

WHEREAS, the decision of the borough superintendent dated June 26, 1950 acting on amendment to Alt. Applic. 165-43, reads:

"8. Factory use not permitted in a residence use district—Article II, Para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that they were given permission to occupy above premises for the purpose of dyeing and finishing for a term of 5 years expiring March 23, 1948 and that through a misunderstanding they neglected to ask the Board for an extension of permit for an additional 5 years, and were consequently served with a violation; that they therefore request an extension to December, 1951; which is the date of expiration of the present term of the lease, which will be renewed for an additional term of five years; that permission also was granted for the use of an additional small structure in Bulletin 13, Vol. 28, dated March 23, 1943, and an extension of the term of the variance is requested for this also; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, for a term of five (5) years, to permit the continuance of the use of the premises in accordance with the resolution adopted by the Board under this calendar number on January 5, 1937 as thereafter amended on January 19, 1937 through March 23, 1943 *on condition* that such resolutions shall be complied with in all respects; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution; that a new certificate of occupancy shall be obtained.

950-40-BZ

APPLICANT—Lama, Proskauer and Prober, for Ernest C. Waldeck, owner.

SUBJECT—Application reopened June 13, 1950—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, permitting in a residence use district, the conversion of occupancy of the basement and 1st story of a residence building to an undertaking establishment.

PREMISES AFFECTED—7610-7614 4th avenue, west side, 50 ft. south of 76th street (Block 5950, Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (950-40-BZ)

WHEREAS, this application under section 7e of the zoning resolution, permitting in a residence use district for a temporary term, the conversion of occupancy of the basement and first story of a residence building to an undertaking establishment, affecting premises 7610-7614 Fourth avenue, west side, 50 ft. south of 76th street (Block 5950, Lot 47), Borough of Brooklyn, was granted by the Board on April 7, 1942, on certain conditions; and

WHEREAS, the term of variance was extended on March 14, 1944 and April 2, 1946, and the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this application was reopened on June 13, 1950 and set for hearing on July 5, 1950 at 10 A.M., waiving all requirements except a new decision of the Borough Superintendent, which has been filed, and new plans, which have been filed, and permitting two publications in the Bulletin and an inspection by a committee of the Board; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1950, acting on Alt. Applic. 4025-49, reads:

"1. Proposed change of use to include a new chapel for 50 persons in the basement is contrary to plans previously approved by Board of Standards and Appeals under resolution Cal. 950-40-BZ."

and

WHEREAS, the applicant states that the present basement casket show room is to be diminshed in size and a new Chapel to be installed; that a new women's toilet will be installed in the basement; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 7, 1942 as thereafter amended by resolutions adopted through April 2, 1946, to permit the rearrangement of the basement as indicated on revised plan marked "Received June 2, 1950," six sheets, *on condition* that in all other respects the resolution as adopted by the Board on April 7, 1942 shall be complied

with; that the proposed basement chapel located where indicated shall comply as to exits and to the requirements for a place of public assembly; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a new certificate of occupancy shall be obtained.

203-47-BZ—Vol. II

APPLICANT—Alexander Sussman, for Florence Bock, owner (Herman Karp, lessee).

SUBJECT—Application reopened May 23, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and lubritorium (previously denied by the Board).

PREMISES AFFECTED—1072-1090 East 35th street, west side and 1715-1727 Flatbush avenue, east side and intersection of Avenue J, Flatbush avenue and East 35th street (Block 7598, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alexander Sussman.

For Opposition: Patrick R. Mulene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (203-47-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of gasoline service station and lubritorium with an entrance more than permitted distance from the intersection, affecting premises 1072-1090 East 35th street, west side and 1715-1727 Flatbush avenue, east side, and intersection of Avenue J, Flatbush avenue, and East 35th street (Block 7598, Lot 40), Borough of Brooklyn, was denied by the Board on April 22, 1947; and

WHEREAS, the applicant requested reopening of this application and consideration under section 7f of the zoning resolution, based on a new decision of the borough superintendent and alleged new facts; and

WHEREAS, this application was reopened as Vol. II on May 23, 1950 and set for hearing on June 13, 1950 at 10 A.M., subject to regular procedure, based on the presentation of substantial new facts; and

WHEREAS, a public hearing was held on this application June 13, 1950, after due notice by publication in the Bulletin, and laid over to July 5, 1950, for a full vote of the Board; hearing closed; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1949, reads:

> "1. The proposed construction of a gasoline service station and lubritorium in a business use district, is contrary to the zoning resolution, Art. II, Sect. 4(a) (4c)".

and

WHEREAS, the applicant contends that Herman Karp, the lessee, a veteran, is the son of the owner of the premises and intends to operate the said gasoline service station and lubritorium; that the premises constitute a triangular plot of land, and because of its shape could not be used for business purposes, except at great cost and expense; that Flatbush avenue, which is a street zoned for business, has many stores lining its thoroughfare, between its intersection with Nostrand avenue and Kings highway; that there are many vacant stores and even the stores that are occupied are used chiefly for storage purposes, and for such uses as real estate offices, cabinet repair shops and plumbing and heating offices, and other businesses which cannot afford and do not pay a fair or proper rental; that it is noteworthy that in this section of Flatbush avenue there have been no new stores erected for many years; that there is no need or requirement for business property in this section; that Flatbush avenue, because it is the only street which stretches from the Manhattan bridge and the downtown section of Brooklyn through the heart of Flatbush and down to the Floyd Bennett Air Field and the Marine Park Bridge to the Rockaways, is probably the most congested and most used thoroughfare in the Borough of Brooklyn; that along Flatbush avenue and on both sides of it, is a very congested residential area and most of the people in that area are the owners of automobiles; that it is for these reasons that Flatbush avenue is a lucrative location for, and does have so many gasoline stations; that the instant premises, it is believed, is excellently located because of its position along Flatbush avenue for use as a modern, up-to-date gasoline service station and lubritorium, such as is indicated on the plans submitted with this application; that there are four gasoline service stations along Flatbush avenue within a radius of 200 ft. from the premises; that directly across the street from the premises, an automobile accessory store sells gasoline from several portable tanks; that it is thus apparent the proposed gasoline service station and lubritorium is a community need and will beneficially serve the interests of the community; that it is respectfully pointed out to the Board that a wall will be located along the East 35th street building line, as appears on the plan submitted and that this wall will be of brick and is intended to avoid and prevent any ingress or egress to and from the proposed gasoline service station along East 35th street; that the wall and the proposed building will improve the appearance of the neighborhood; that at present the site is used as a used car lot, and that passersby and neighbors are inclined to dump and throw refuse and debris upon the lot; that the proposed building and gasoline service station will therefore be an improvement in appearance over the present use of the site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7f thereof, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received December 21, 1949," three sheets, *on condition* that all uses whether conforming or non-conforming on the premises shall be removed and the plot shall be leveled substantially to the grade of Flatbush avenue; that the general arrangement of the premises shall be substantially as indicated on such plans; that there shall be erected on the East 35th street building line except where the wall of the accessory building is proposed a masonry wall constructed of brick and properly coped to a total height of not less than 5 ft. 6 in.; that the brick shall agree with the face brick to be used on the exterior walls of the accessory building continuously except for a distance of 25 ft. from the intersection of East 35th street and Flatbush avenue; that the accessory building shall in all other respects comply with the requirements of the building code therefor and shall be constructed with the exterior walls of face brick and not of stainless steel as shown on such plans; that at the rear of the accessory building the premises shall be landscaped with suitable planted materials; that the balance of the premises shall be paved with concrete or bituminous paving; that pumps shall be erected not nearer than 10 ft. from the base of the pumps to the building line of Flatbush avenue; that curb cuts shall be restricted to two curb cuts to Flatbush avenue not exceeding 30 ft. in width each and one to East 35th street within 25 ft. of the intersection; that the latter curb cut shall not exceed twenty (20) ft. in width; that there shall be con-

structed and maintained a block of concrete within the intersection extending for five (5) ft. along either street; that such block of concrete shall be not less than 12 in. in height and may be segmental in shape; that the sidewalks and curbing shall be restored to the satisfaction of the borough president; that the greasing equipment within the accessory building shall be with hydraulic lifts only; that there shall be erected on the rear lot line wall where walls of adjoining buildings do not occur a similar brick fence as the one required for the East 35th street building line; that such wall may, however, be reduced to a height of 4 ft. within 10 ft. of the building line of Flatbush avenue; that signs shall be restricted to permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line not over 4 ft.; that the number of gasoline storage tanks shall be restricted to five (5) 550 gallon tanks; that such portable fire fighting appliances shall be maintained within the accessory building as the Fire Commissioner shall require; that complete working drawings shall be submitted for approval of the Board within three (3) months from the date of this resolution; that after approval of such plans, all permits shall be obtained and all work completed within one (1) year thereafter.

840-48-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Kith Construction Realty Corp., owner.

SUBJECT—Application reopened May 2, 1950, re application (decision of borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, C area portion of a plot, located in a residence and business use district, of an extension to an existing building using more than the area permitted, to be occupied as bowling alleys, lounge and reception room, bar and lunch counter (previously granted by the Board, the conversion from public garage for more than five motor vehicles to bowling alleys, lounge and reception room and bar and lunch counter).

PREMISES AFFECTED—3358-3382 Atlantic avenue and 310–320 Crescent street, southwest corner (Block 4162, Lots 18 and 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (840-48-BZ—Vol. II)

WHEREAS, Charles M. Spindler for Kith Construction Realty Corp., owner, filed May 10, 1950 an application under sections 7c and 21 of the zoning resolution, to permit in the business use, C area district portion of a plot located in residence and business use districts an extension to an existing building (previously granted by the Board), using more than the area permitted, to be occupied as bowling alleys, lounge and reception room, bar and lunch counter, formerly a public garage for more than five motor vehicles), affecting premises 3358 to 3382 Atlantic avenue and 310 to 320 Crescent street, southwest corner (Block 4162, Lots 18 and 22), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on May 2, 1950, to consider extension of the building and uses; and

WHEREAS, a public hearing was held on this application on June 6, 1950, after due notice by publication in the Bulletin, and laid over to June 20, 1950, for inspection and decision, without further argument, then laid over to July 5, 1950, for applicant to submit revised drawing and statement; and

WHEREAS, the district maps accompanying the zoning resolution show that Crescent street, Atlantic avenue and the site are in residence and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 11, 1950, acting on Alt. Applic. 1164-50, reads:

> "1. Proposed extension of one story class 3 structure to be occupied as "bowling alleys, lounge and reception room, bar and lunch counter" located on a lot partly in a residence and partly in a business use district violates Art. II, Sec. 3, Bldg. Zone Resolution.
>
> 2. Proposed extension of above structure to cover entire area of lot in a "C" area district violates Art. IV, Sec. 13b. Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 202 ft. 11¼ in. frontage by 102 ft. 3½ in. in depth (irregular), consisting of two lots; the interior lot, with a frontage of 126.10 ft. on Atlantic avenue is now occupied by a one story brick bowling alley and restaurant building covering the entire lot, and that this building, which lies partly in a residence use district, was built as a garage in 1921 and converted to its present use under a variance granted by the Board under Cal. #840-48-BZ, Vol. I; that the other lot is a corner plot with a frontage of 76 feet 1¼ inches on Atlantic avenue and 102 feet on Crescent street, and that this plot at present contains a Quonset hut, and both the building and the open yard are used for the storage of plumbing supplies; that it is proposed to remove the Quonset hut and construct a one story brick extension to the present bowling alleys covering the entire plot; that this corner plot is 7181 square feet in area, and the permitted coverage (at 75% of the first 5000 square feet, and 60% of the balance) is 5058 square feet, so that the excess coverage requested is 2123 square feet; and

WHEREAS, the applicant contends that the proposed extension lies entirely within a business use district where bowling alleys are permitted, so that the only use question involved is the technicality that since the present building lies partly in a residence use district, the extension, even though permitted by itself, constitutes the extension of a non-conforming use; that as to area, a real hardship exists since the entire lot is just deep enough to accommodate bowling alleys, and any reduction in the length of the building would prevent the installation of alleys; that the site is a corner lot on which no rear yard is required; that the present bowling alley building covers its entire lot, and the building to the south, entirely within the business use district has its blank side wall built on the owner's lot line; that for these reasons no question of block ventilation is involved, and no one would benefit if open spaces were provided on this plot; that the use zone of the entire premises for a 100 foot depth from Atlantic avenue was changed to its present designation on May 15, 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution as to extension in area, and was therefore entitled to relief on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c as to extension of use and under section 21 as to area coverage, to permit the extension of the use of the building

as formerly permitted by the Board on November 9, 1948 and to occupy the additional premises as proposed as bowling alleys and accessory uses as proposed *on condition* that the building shall be constructed and arranged substantially as shown on plans filed with this application marked "Received April 14, 1950," three sheets, except that the existing building and the proposed building shall conform as to construction and acoustical material and sound-deadening construction with plan marked "Received June 29, 1950," one sheet; that on the rear wall in the existing building and the proposed building the proposed 2 in. thick rock wool blanket properly protected shall extend to the bottom of the alley pits; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the requirements of the resolution adopted by the Board on November 9, 1948 shall be complied with together with the additional requirements set forth in this resolution; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

115-49-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Frank Adamo and Anthony Adamo, doing business as Adamo Bros., owners.

SUBJECT—Application reopened May 23, 1950 — re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a manufacturing and restricted retail use district, the erection of a new building on an existing gasoline service station to be used as stores, offices, lubritorium and motor vehicle repair shop.

PREMISES AFFECTED—53-15 to 53-21 Northern boulevard, 32-62 to 32-68 53rd place, northwest corner and 51-30 to 51-40 Broadway (Block 1153, Lot 37), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (115-49-BZ—Vol. II)

WHEREAS, Charles Spindler, for Frank and Anthony Adamo, d/b/a Adamo Bros., owner, filed September 21, 1949 an application under section 7c of the zoning resolution, to permit, in manufacturing and restricted retail use districts, the erection of a new building on an existing gasoline service station, to be used as stores, offices, lubritorium and motor vehicle repair shop, affecting premises 53-15 to 53-21 Northern boulevard, and 51-30 to 51-40 Broadway, northwest corner (Block 1153, Lot 37), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in a business use, B area, class 1½ height district, and that Northern boulevard and the site are in restricted retail and manufacturing use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1950, acting on N.B. Applic. 107-49, reads:

> "1. Proposed building to be occupied as stores and offices, lubrication, auto washing, motor vehicle repair shop and sale of auto accessories on a plot now occupied as a gasoline service station located partly in a manufacturing and partly in a restricted retail use district, is contrary to Art. II, Sec. 4-B of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 164.89 feet in depth (irregular) on which is located a gasoline service station with a one-story metal accessory building which is to be demolished; that it is proposed to erect a new building 129 feet by 35 feet (irregular), two stories, 25 feet, 6 inches in height, of class 1 construction, to be used as an accessory building to the gasoline station, store on the 1st floor and offices on the 2nd floor; that there will be no additional curb cuts, and pumps will remain undisturbed, with the proposed addition of two additional 550 gallon gasoline tanks; and

WHEREAS, the applicant contends that it is proposed to demolish this building and to replace it with a new two-story fireproof building extending out to the Broadway building line; that the new building will be of attractive modern design with a brick facade; that the southerly portion of the first floor will be used as an accessory building for the gas station, while the Broadway frontage will be rented out as retail stores and that the second floor will be devoted to business and professional offices; that the recent completion of Woodside Houses, a block to the west of the site, has given rise to a demand for modern local business and professional offices in the area, and this use, together with the store use on the first floor, will be completely in harmony with the recent rezoning of Broadway to a restricted retail zone; that the washing, lubrication and repair area will be located largely within the manufacturing zone where these uses are permitted as a matter of right; that these uses will be separated from the balance of the structure by unpierced firproof construction, and the entire building will be fireproof throughout; that no additional curb cuts will be installed, that pumps will remain undisturbed, and that the only change in the gas station area will be the installation of two additional tanks; that the entire plot was unrestricted until July 27, 1939, at which time the use zone of that portion of the premises within 100 feet of Broadway was changed from unrestricted to business, and that on May 26, 1949, the use zone was changed to its present designation; and

WHEREAS, the zone designation was changed from unrestricted on July 27, 1939 to business within 100 feet of Broadway, and then changed to restricted retail within 100 feet of Broadway; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the rearrangement of the legally existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received May 11, 1950," five sheets, *on condition* that the existing accessory building shall be completely removed and the new building erected on the lot line arranged substantially as proposed; that such accessory building shall comply in all respects with the requirements of the Building Code and all other laws, rules and regulations applicable thereto; that windows erected in the rear may continue but in the event the premises to the west are improved and there is a wall of a building erected within 4 ft., such lot line windows shall be either blocked up with approved masonry or made fireproof and self-closing or filled with glass block as approved for exterior walls; that pumps shall be maintained as shown but not nearer than 10 ft. to the street building line; that the number of gasoline tanks may be increased by two (2) 550 gallon tanks as proposed and as indicated; that no additional carriageways across the sidewalk or curb cuts shall be constructed; that the sidewalks and curbs surrounding the premises shall be maintained to the satisfaction of the borough president; that where walls of the proposed accessory building do not occur on the lot line there shall be a woven wire fence of the chain link type erected on a masonry foundation to a total height of not less than 5 ft.

6 in.; that signs shall be restricted to signs as permitted under the zoning resolution for the business use and to a permanent sign attached to the facade of the accessory building used as an accessory to the gasoline service station and the illuminated globes of the gasoline pumps, excluding all roof signs and all temporary signs, and permitting the existing post standard within the building line provided the sign does not extend beyond the building line for a distance of more than 4 ft.; that the interior partitions of the portion of the building to be occupied for stores on the first floor and offiees on the 2nd floor may be rearranged or reloeated to suit the tenants' requirements; that all permits shall be obtained and all work eompleted within one (1) year from the date of this resolution.

196-50-BZ

APPLICANT—Charles M. Spindler, for All Boro Realty Service, Ine., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the ereetion and maintenance of a gasoline service station, auto washing, lubritorium, office and for the sale of auto accessories, for a term of fifteen (15) years.

PREMISES AFFECTED—565 Grand Concourse, west side, 100 ft. south of East 150th street (Block 2347, Lot 24), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Theodore R. Jackson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert and Deputy Chief Guinee 2

Negative: Chairman Murdock and Commissioner Keating 2

THE RESOLUTION (193-50-BZ)

WHEREAS, Charles M. Spindler, for All Boro Realty Service, Inc., owner, filed March 16, 1950 an application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and for the sale of auto accessories, for a term of fifteen years, affeeting premises 565 Grand Concourse, west side, 100 ft. south of East 150th street (Block 2347, Lot 24), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on May 23, 1950 after due notice by publication in the Bulletin, and laid over to June 13, 1950, for inspection and decision, without further argument, then laid over to July 5, 1950, for a full vote of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that East 150th street, Grand Coneourse, and the site are in a business use, A area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 13, 1950 acting on N.B. Applic. 237-50, reads:

> "1. Proposed Gasoline Service Station, Auto Washing, Lubritorium, Offiee, and Sale of Auto Accessories. on a plot now occupied as a Used Car Lot, in a Business Use District, is contrary to Article II, Section 4(a)46 of the Zoning Resolution, and is, therefore, DENIED."

and

WHEREAS, the applieant states that the premises consist of a plot, 100 ft. frontage by 60 ft. in depth, presently a used car sales lot for more than five motor vehicles for which Certificate of Occupancy 5004-48 (Alt. 831-38) has been issued; that it is proposed to discontinue the used car lot and demolish the existing frame office, remove the 100-foot sign and construct a building 42 ft. 2 in. front by 29 ft. 4 in. in depth (irregular) one story, 14 ft. in height, of Class 3 construction, to be used in conjunction with the proposed gasoline serviee station for ear washing, lubritorium, storage room, office and for the sale of auto accessories; that it is proposed to install six 550-gallon gasoline tanks and 4 approved dispensing pumps; and that it is further proposed to install two 30-foot curb cuts; and

WHEREAS, the applicant contends that the plot will be paved, landscaped and fenced; that pumps will be set 10 feet back of the building line and that a elean attractive building will be eonstrueted at the southwest eorner of the plot; that the surrounding area is largely automotive and industrial in character; that within the affected area there are three gasoline service stations, with a fourth gas station just beyond the 400-foot mark to the north; that about 50 feet to the north of the site, on the Concourse, is a tire recapping plant and salesroom; that just beyond this, the block front from E. 150th street to E. 151st street consists of a used car lot and an auto showroom, both of whieh run through the block to Cedar Lane; that the site is bounded on the north by the blank brick wall of an adjoining store and dwelling, and on the south by a vacant lot; that adjoining this vacant lot is a two story store and office building on the northwest corner of E. 149th street and Grand Concourse, with a large roof advertising sign running the length of the building; that the entire rear lot line of the site fronts on Cedar Lane, a private street which in actuality is a fourteen foot wide alleyway to which no one appears to hold title; that Cedar Lane forms a buffer between the site and the nearby rear yards, although it is felt that the proposed gas station will distinetly improve the appearance of the rear area, which now consists of old sheds, a dilapidated frame garage, and crumbling fences; that besides the uses already mentioned, there is a motor vehiele repair shop within the affected area to the rear, and a vacant factory and a parking lot on Cedar Lane; that in 1935, when the Concourse was widened, the plot was reduced from 90 feet to 60 feet in depth, and the dwellings located thereon were demolished; that this shallow depth makes construction of a conforming use difficult; that in addition there is relatively so little residential development in the area that there is no support for stores if the plot size made their construction feasible; that there is no residential zoning anywhere within the 500 foot eircle shown on the block diagram; that this entire area is zoned "business" and "unrestricted"; that Grand Concourse is so heavily travelled a highway that a service station is an appropriate use and in keeping with the present development of the area; that the Concourse is so wide, with a center traffic separator, that it is felt that uses on one side have little effect on the other; that from an aesthetic point of view, it is felt that the proposed paved and landscaped station, with signs limited to wall signs and one post standard, will, insofar as the U. S. Post Office across the street is concerned, be preferable to the present 100 foot long ground sign and lot full of used cars; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent dated March 13, 1950 acting on N.B. Applic. 237-50 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

201-50-BZ

APPLICANT—Stanley H. Klein, for Paul R. Silverstein, Isidore Cohen, Irving M. Newman and David Weisbarth, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit on a plot located in a residence use and F area district, the erection of more than one building on a lot without the required rear and side yards, and the parking and storage of motor vehicles upon unbuilt upon portion of the plot.

MINUTES

PREMISES AFFECTED—69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-08, 71-02 to 71-48 and 71-01 to 71-61 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein and Paul R. Silverstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (201-50-BZ)

WHEREAS, Stanley H. Klein, for Paul R. Silverstein, Isidore Cohen, Irving M. Newman and David Weisbarth, owners, filed March 22, 1950 an application under sections 7h and 21 of the zoning resolution, to permit on a plot located in a residence use and F area district, the erection of more than one building on a lot without the required rear and side yards, and the parking and storage of motor vehicles upon unbuilt upon portion of the plot, affecting premises 69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-08, 71-02 to 71-48 and 71-01 to 71-61 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on May 31, 1950 after due notice by publication in the Bulletin, and laid over to June 20, 1950, for inspection and decision, without further argument, pending recommendation of the City Planning Commission and decision by the Board of Estimate as to streets, then laid over to July 5, 1950, for decision from the Board of Estimate as to streets; and

WHEREAS, the district maps accompanying the zoning resolution show that Little Neck parkway, Marathon parkway and Langston avenue are in a residence F area, Class ½ and 1 height district; 73rd avenue is in a residence use, F area, Class 1 height district; and the site is in a residence use. F area, Class 1 and ½ height district; and

WHEREAS, the decision of the borough superintendent dated March 13, 1950 acting on N.B. Applic. 1549 to 1568-50 inclusive, reads:

"5. The erection of more than 1 building on a plot, is contrary to sec. 1-v of the Zoning Law.

"6. The parking of groups of cars on a plot located in a residence zone is contrary to Art. 2, sec. 3 of the Zoning Law.

7. Rear yards are required in compliance with sec. 17 (a) and 16 (b) of the Zoning Law.

8. A side yard on each side of every building is required in compliance with sec. 16 (b) of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot, approximately 1275 ft. frontage by approximately 1150 ft. in depth (irregular), presently vacant; that it is proposed to erect 18 groups of buildings consisting of 200 two family attached houses, comprising 400 apartments, two stories in height, of Class 4 construction, and to use a portion of unbuilt upon part of the plot for the parking and storage of motor vehicles and the erection of garages; and

WHEREAS, the applicant contends that the premises are bounded on the north by Grand Central parkway, on the west by a residence and the property of the Creedmoor State Hospital, State of New York, which also bounds the property for almost the entire westerly and southerly portion of the plot; that the southerly side of the premises opposite the proposed 72nd avenue is vacant land previously owned by applicants, which has been acquired by the City of New York for a public school building; that facing the property on the east, which is on the opposite side of Little Neck parkway, is Glen Oaks Village, a Garden Apartment Project similar in layout and construction to the Garden Apartment project proposed to be erected on the subject premises; that the project has been designed to conform to the planning requirements of Section 608 of the Federal Housing Law and a mortgage commitment has been received from the Federal Housing Administration; that the project consists of two sections, each of which is under a separate mortgage; that the buildings are under one ownership and management and at no time will they be sold individually or broken up into any groups other than as originally filed with the Department of Housing and Buildings, Queens County; that the project consists of a series of two-story attached dwelling units to be occupied as Garden Apartments with no more than two-families in each unit between fire walls; that all buildings will have a minimum set-back from street frontages of at least 15 ft. and we will maintain a minimum distance of 15 ft. from the nearest property lines; that the minimum distance between building groups is 20 ft.; that each two-family unit has one entrance with individual entrance to each family off an entrance vestibule, and that each unit has direct access to a public street through large open landscaped courts with 5 ft. wide sidewalks leading directly to a public street; that if each group of attached units is deemed one building, each building group could be considered as substantially in compliance with the area requirements of the zoning resolution as to side and rear yards; that the net coverage of the residential buildings (net area with streets deducted 17.858 acres) is 21.7%, which is considerably less than that permitted under the "F" area District; that in order to eliminate the fire hazard of parking cars in the public streets, the project is designed as required by the Federal Housing Administration to provide for project parking for a total of 323 cars; that detached garages will provide for a total of 120 cars and that fire walls are provided in these garages separating each five cars; that garage storage space will be provided under nine building units to house 82 cars, and that there will be no more than two cars between fire walls in any building unit; that there will be a total of 121 cars provided for in open parking area; that due to the severe grade conditions, garage storage space will be entered from the rear of the buildings on a low level, the residence buildings above will be only two stories high above their levels at the front of the buildings; that open parking spaces are distributed over the project in the wide rear courts, and that the garage buildings and off-street open parking areas will be screened from the streets by buildings and landscaping; that laundries, general storage spaces and baby carriage spaces are located in the cellars and distributed in the various buildings for the use of the tenants; that play spaces for pre-school children are also provided throughout the project; that all open spaces of front and rear courts of buildings will be grass areas and landscaped, and that shade trees will be provided along all streets within and bounding the project; that this project has been designed to provide the maximum of open landscaped spaces in the front, rear and sides of all the buildings with provision to relieve the parking of automobiles in the public streets, and to avoid the undue hardships the technical objections listed above entail, it is respectfully requested variance be granted under Section 21 of the Zoning Resolution to permit construction of the buildings as proposed, and under Section 7h. to permit accessory parking of tenants' pleasure motor vehicles; and

WHEREAS, the premises from 1916 until December 10, 1945, 100 ft. both sides of Little Neck parkway, were in a

business use district—balance of area residential—and on December 10, 1945, this entire area was changed to residential use; that from 1916 until March 1931, "D" area was 100 ft. along both sides of Little Neck parkway, and that "E" area was the balance of the property; that from March 1931 to January 1949 "F" area comprised Grand Central parkway to Langston avenue along 249th street and 73rd avenue; that "D" area was 100 ft. on both sides of Little Neck parkway and that the balance was in "E" area; that since January 27, 1949, this entire area was changed to "F" area district; that from 1916 to 1934 this area was all class "1" height, and that since 1934, this area has been class ½ height for 100 ft. south of the service road of Grand Central parkway, and that the balance of property was in "1" class height; and

WHEREAS, Schedule of Site Area, Area of Buildings and Percentage of Land Covered is as follows:

Net Site Area	777,909.06	sq. ft.
Net Residential Area	168,920	sq. ft.
Garage Area	25,423	sq. ft.
Total Garage and Residential Area	193,713	sq. ft.
Net Residential Building Coverage	21.7%	

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the buildings constituted multiple dwellings for the reasons as stated by the Board in Cal. No. 362-47-A; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution as to extension of use, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district requirements of the zoning resolution, and that the application be and it hereby is *grant*ed under section 21, as to objection 5, to permit the erection of more than one building on a plot, substantially as proposed in this application and under Calendar No. 202-50-A and as indicated on plans filed with this application marked "Received March 22, 1950," one sheet, marked "Received April 21, 1950," one sheet, and marked "Received May 3, 1950," 14 sheets, and under section 7h, as to objection 6, to permit the parking of groups of cars within the residence zone as indicated on such plans for a term equivalent to the F.H.A. mortgage commitment; as to objections 7 and 8, to permit the erection of buildings located as proposed on condition that the yards and open spaces shall meet the requirements of the zoning resolution for these buildings as multiple dwellings but in no event of less depth than as shown on such plans; that the roadways shall be constructed as indicated on such plans to the satisfaction of the borough president; that the sidewalks and curbing on the streets adjoining the premises shall be constructed and maintained to the satisfaction of the borough president; that substantial fences consisting either of masonry walls or walls of the woven wire chain link anchored post type shall be constructed on all lot lines not adjoining streets; that such fences shall be to a total height of not less than 5 ft. 6 in.; that the open spaces between the multiple dwellings shall be maintained in a landscaped condition with proper planting materials and the parking areas shall be surfaced with steam cinders or clean gravel and treated with a binder and properly rolled and maintained in a good level condition; that such parking lots shall be screened as proposed from the streets and buildings by landscaping; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 202-50-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

278-50-BZ

APPLICANT—Vito F. Battista, for Giuseppina Crisci, owner (Charles Crisci, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension to existing building, using more than the area permitted.

PREMISES AFFECTED—503 Lorimer street and 42–50 Conselyea street, southwest corner (Block 2756, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Vito F. Battista and Charles P. Crisci.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (278-50-BZ)

WHEREAS, Vito P. Battista, for Giuseppina Crisci, owner; Charles Crisci, lessee, filed April 25, 1950, an application under section 21 of the zoning resolution, to permit in a business use, B area district, an extension to an existing building using more than the area permitted, affecting premises 593 Lorimer street and 42-50 Conselyea street, southwest corner (Block 2756, Lot 22), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Conselyea street is in business and unrestricted use, B area and Class 1½ height districts; Lorimer street and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 18, 1950, acting on Alt. Applic. 1285/50, reads:

> "1. Proposed extension exceeds the area permitted in a B district and is contrary to Article IV, Sec. 12 and Section 19e of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. front by 100 ft. in depth, on which is located a building 25 ft. front by 60 ft. in depth on the 1st floor, 3 stories 35 ft. in height of Class 4 construction, presently used as a 4-family dwelling, restaurant and bar; that there is a 2-car garage at the rear of the lot 25 ft. by 33 ft., 1 story in height of Class 3 construction; that it is proposed to remove the existing two-car garage at the rear of the site and erect in place thereof a 1-story masonry extension with a cellar below 25 ft. by 40 ft. in area; that the size of the proposed extension will be 1000 sq. ft. and the permitted area is 80% of 1000 sq. ft. or 800 sq. ft.; therefore the proposed extension will be 200 sq. ft. in excess of 20%; and

WHEREAS, the applicant states that under Alteration #2960/33 these premises are used as a restaurant and bar on the first story and the second and third stories are occupied by two families each; that at the rear is a 2-car brick garage fronting on Conselyea street for a distance of 33 ft. and having a depth of 25 ft., which was erected under N.B. 12982/23; that the proposed extension will have a fireproof roof constructed of approved type concrete planks and in addition it is also proposed to remove the existing frame walls of the building at the front and replace same with new brick walls on both Lorimer and Conselyea street frontages; that this proposed alteration and extension will provide urgently needed space to properly handle the patrons of the existing restaurant and bar and will also provide additional storage space in the cellar; that the size of the proposed extension will be 1,000 sq. ft. in area; that since the rear of the site is presently improved with a brick

garage of 825 sq. ft. in area which is to be removed, it is felt that the proposed extension will in no way affect the adjoining owners; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, to permit the extension in area coverage of the existing building, substantially as proposed and as indicated on plans filed with this application, marked "Received April 25, 1950" (3 sheets), *on condition* that the addition shall not exceed one story in height as proposed replacing the existing garage and shall be for the extension of the existing restaurant business on the first story; that the front walls of the existing building shall be reconstructed of the design as shown and the roof of the proposed extension shall be of fireproof construction; that the cellar ceiling throughout the existing building and extension shall be wire lath and cement plaster; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

394-50-A

APPLICANT—Acacia Service Stations Inc. for Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47-01 to 47-21 Borden avenue (Midtown highway), north side from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens under section 35 of General City Law re bed of mapped street—proposed widening of Borden avenue.

APPEARANCES—

For Applicant: James A. Dwyer, Edward V. Loughlin, James V. McNamara and Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

362-50-A

APPLICANT—Burke, Morrison and Green, for Independent Builders, Garden Apts. Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent an application pursuant to Section 36 General City Law re proposed buildings not facing on a legal street.

PREMISES AFFECTED—116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 13252, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, John A. Galway and Samuel Paul.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn temporarily, without prejudice to restoration to calendar.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

202-50-A

APPLICANT—Stanley H. Klein, for Paul R. Silverstein, Isidore Cohen, Irving M. Newman and David Weisbarth, owners.

SUBJECT—Appeal from a decision of the borough superintendent, an application filed pursuant to section 35 of the General City Law re erection of buildings in bed of mapped streets—Marathon parkway, 70th road, 7st avenue, 72nd avenue, 73rd avenue and 254th street, and an application filed pursuant to section 36 of the General City Law re buildings not fronting on a mapped street.

PREMISES AFFECTED—69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-08, 71-02 to 71-48 and 71-01 to 71-61 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Stanley H. Klein and Paul R. Silverstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (202-50-A)

WHEREAS, Stanley H. Klein, for Paul R. Silverstein, Isidore Cohen, Irving M. Newman and David Weisbarth, owners, filed March 22, 1950 an appeal from the decision of the borough superintendent affecting premises 69-10 to 69-16 and 71-02 to 71-48 Little Neck parkway, southwest corner of Grand Central parkway; 251-01 to 251-61 and 251-02 to 251-40 71st road; 251-01 to 251-45 and 251-02 to 251-44 71st avenue; 252-01 to 252-33 72nd avenue; 70-01 to 70-07, 70-02 to 70-08, 71-02 to 71-48 and 71-01 to 71-61 252nd street (Block 8401, Lots 350 and 675), Bellerose, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated March 13, 1950 on NB 1549 to 1568-50 inclusive reads:

"1. The construction of any building in the bed of a mapped street is contrary to Article 3, Sec. 35 of the General City Law.

2. The erection of any building without access to an officially mapped street or highway, is contrary to Art. 3, Sec. 36 of the General City Law.

3. The erection of groups of contiguous frame buildings with more than 2 buildings in any group is contrary to Sec. 4.1.3 of the Building Code.

4. The construction of the garages more than 18" below the street grades in front of the plot, is contrary to Sec. 14.2.2.1 of the Building Code."

and

WHEREAS, the applicant contends that the proposed development has been designed to conform to the planning requirements of the Federal Housing Administration and consists of two sections, of which each section is under a separate mortgage commitment; that buildings will be under one ownership and management and at no time will they be sold individually or broken up into any groups; that the layout of the streets has been approved by the borough super-

intendent and the City Planning Commission; that Alteration Map 3408 is now being completed by the Borough President and will be submitted to the Board of Estimate for approval; that the streets shown on the present city maps are tentative streets and are not officially mapped; that the project will consist of a series of 18 groups of 2–story attached frame and brick two-family dwellings; that the buildings will be sheathed with fire resistant board sheathing applied directly to the wood frame; that 8 inch masonry fire walls will be provided between each 2-family unit, and that each wall will extend from the footings to the underside of the roof boards; that roofs will be serviced with asphalt shingles and that the interior walls of first and second floors will be surfaced with approved rock lath and gypsum plaster; that cellar partitions will be of masonry materials; that garage space will be provided under 9 building units to house 82 cars, not more than 2 cars between fire walls in any building unit; that due to grade conditions, garage space will be entered from the rear of the buildings at a low level and the residence buildings above will be 2 stories high above their levels at the front of such buildings; that garages, driveways and parking areas are designed to drain to catch basins and drywells connected into a continuous system to drain to a manhole at the lowest point; that the drainage system is designed to be of sufficient capacity to provide for the rainfall and drainage for all paved areas as well as roof areas, and will meet the requirements of the Building and Housing Administration as well as the Bureau of Sewers of the Borough President's office.

Resolved, that the decision of the borough superintendent acting on N.B. Applications 1549 to 1568–50, inclusive, be and hereby are *modified* and the appeal be and it hereby is *granted* under the powers vested in the Board under section 36 of the General City Law, as to objection 2, to permit buildings without directly facing on a proposed street provided proper access pathways shall be maintained leading directly to a mapped street; as to objection 3, that the buildings may be constructed as proposed provided they do not exceed two stories in height except where garages are proposed under the two stories and are faced with brick masonry material as proposed *on condition* that in all other respects the construction shall comply with the requirements of the building code for similar buildings; as to objection 4, that the garages proposed may be 18 inches below the street grades in front of the plot and may be constructed with the floor of same below the grade as proposed and as shown on such plans *on condition* that in all other respects the garages shall comply with the requirements therefor and adequate ground drainage is provided; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 201-50-BZ; *withdrawn* as to objection 1 in view of the approval of the new mapped street layout by the Board of Estimate.

204-50-A

APPLICANT—Monsanto Chemical Company, owner.

SUBJECT—Appeal from an order of the fire commissioner re: packaging of combustible mixture known as Eskimo Methanol Anti-Freeze in one quart and one gallon sealed cans (containers not in conformity with Administrative Code requirements), in New York City.

APPEARANCES—
For Applicant: T. P. Callahan.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (204–50-A)

WHEREAS, Monsanto Chemical Company, owner, filed March 23, 1950 an appeal from a decision of the fire commissioner relating to the packaging of Eskimo Methanol Anti-Freeze in quart and gallon sealed type metal cans; and

WHEREAS, the decision of the fire commissioner dated March 22, 1950, reads:

> "In reply to your letter of March 21st, 1950, please be advised that we must deny your request for permission to pack "Esquimo Anti-Freeze" in quart and gallon sealed type metal cans.
>
> "Such containers are contrary to Section C19-59.0, Article 9 of the Administrative Code. This section requires that all containers be fitted with tight fitting, replaceable tops, caps or other devices.
>
> "Within 30 days, this matter may be appealed before the Board of Standards and Appeals, 10th floor, Municipal Building."

and

WHEREAS, the applicant states that Eskimo Methanol Anti-Freeze, as manufactured by it at Everett, Mass., will be packaged by the Thompson Chemical Products, Inc., Pawtucket, R. I., in sealed terne plate quart and gallon containers which in turn will be packaged in corrugated shipping cartons, 6 one–gallon containers in a carton, or 24 one-quart containers to a carton; that each container will bear the notation "Upon opening remove entire contents at once" embossed on the top of the can; that the terne plate used is an 80% tin, 20% lead composition; and

WHEREAS, the Fire Department test indicates that the product has a flashpoint below 75 deg. F.

Resolved, that the decision of the fire commissioner dated March 22, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the product to be marketed in one quart and one gallon round cans constructed of approximately 33 gauge metal, as proposed, *on condition* that whenever the can is opened the contents shall be completely emptied by the user; that the labeling of the can shall conform to the requirements of the fire commissioner.

406-50-A

APPLICANT—Joseph B. Lynch, for Esso Standard Oil Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—46-09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (Block 2432, Lot 9), Woodside, Borough of Queens.

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (406-50-A)

WHEREAS, Joseph B. Lynch for Esso Standard Oil Company, owner, filed May 31, 1950 an appeal from an order of the fire commissinoer, affecting premises 46–09 69th street, east side, 65 ft. 4 in. south of Queens boulevard (Block 2432, Lot 9), Woodside, Borough of Queens; and

WHEREAS, Order 23734-LC issued by the fire commissioner February 24, 1950, reads:

> "2. Provide a double walled metal cabinet ventilated to outer air or wood cabinet metal covered on all sides, including the door and ventilated top and bottom to outer air for the storage of more than 100 gallons of spraying material, but not exceeding 200 gallons. Rule 6.1.2, Spray Rules."

and

WHEREAS, the applicant states that the premises consist of a plot 130 ft. by 100 ft. in area, upon which there exists a one story class 3 constructed building 18 ft. 8 in. in height, 64 ft. 8 in. by 100 ft. in area, in business and unrestricted

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use, C area, Class 1½ height districts, used and occupied since 1949 as a non-storage garage, motor vehicle repair shop, paint spray room, in accordance with a variance granted by the Board by resolution adopted December 21, 1948 under Cal. 272-22-BZ; that there are sprinklers in the portion of the paint room and paint locker supplied by a single source of supply; and

WHEREAS, the applicant contends that on December 21, 1948 under Cal. 272-22-BZ the Board permitted the use of the building at the rear of the plot as a garage, repair shop and paint spray room as indicated on plans marked "Received November 8, 1948," five sheets, and marked "Received December 17, 1948," one sheet; that a paint spray room and paint locker were indicated on such plans; that subsequently the borough superintendent approved the Alteration plan 2713-40 and Misc. Applic. 209-49; that Misc. Application and plan 209-49 which covered a paint spray room and a paint locker was approved by the Fire Department; that the work was completed in accordance with approved plans and upon application to the Fire Department for a combustible permit, such permit was denied by the order herein appealed; that the Fire Department felt, in spite of the approvals of the Building Department and the Fire Department, it did not have the right to vary or modify the Spray Rules of the Board and the Board is therefore now requested to permit the storage of 170 gallons of Ready-Mixed Paints in the paint locker which does not conform in construction to 6.1.2 of the Spray Rules in that it is not of double walled metal or wood with metal covering and is not arranged for ventilation at the top and bottom to the outer air; that this paint locker room conforms with section 6.1.3. of the Spray Rules in that it is constructed of fireproof and fire-retarded materials ventilated to the outer air with a mechanical exhaust system as indicated on plans filed with this appeal; that, however, this condition applies only to the storage of more than 200 gallons of paint; that the paint locker is in the interior of the building constructed of 8 inch concrete blocks, cement floor, wood roof with fire retarded ceiling and a one-hour self-closing fire door leading to the spray room; that the locker room is equipped with a sprinkler head and a mechanical exhaust system with a capacity of 500 c.f.m. with metal ducts and explosion proof motor; that the ducts are covered with wire lath and cement plaster and run through the roof to the outer air; that the space for the paint locker is 7 ft. by 8 ft. and has a capacity of approximately 170 gallons of paint; that the Fire Department would accept this arrangement as being in conformity with Rule 6.1.3. providing the paint storage was in excess of 200 gallons; that due to the small area of the room, it is not possible to store 200 gallons of paint therein; that it is therefore requested that in view of the fact that the work has been completed, a modification of the fire commissioner's order be granted to accept the existing conditions as being substantially in accordance with the paint spray rules.

Resolved, that the decision of the fire commissioner, acting on Order #23734-LC, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be installed and maintained a fireproof room for the storage of not over 200 gallons of painting material; that such room shall have a fireproof door and have ventilation to the outer air through the vent shaft to the roof, as proposed and as indicated and as approved by the borough superintendent under Misc. Applic. 209/49; that such storage of paints and the maintenance of the room shall be in accordance with the requirements of this resolution and to the satisfaction of the fire commissioner; that in all other respects the building and use shall comply with all laws, rules and regulations applicable thereto as amended other than as varied by the Board by resolution as amended December 21, 1948, under Cal. 272-22-BZ, Vols. II and III.

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, JULY 5, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

1494-39-A—Vol. II

APPLICANT—Samuel Cohen, for Peggy Equities Corp., owner.
SUBJECT—Application reopened June 6, 1950 as Vol. II—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—809-813 Washington street and 70-74 Gansevoort street, southeast corner (1st floor); (Block 643, Lot 43), Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Cohen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1494-39-A—Vol. II)

WHEREAS, this appeal from the decision of the acting borough superintendent affecting premises 60-74 Gansevoort street and 809-813 Washington street, southeast corner, (Block 643, Lots 41-48 inclusive), Borough of Manhattan was granted by the Board December 19, 1939, on certain conditions; and

WHEREAS, Samuel Cohen, for Peggy Equities Corp., owner, filed this appeal from a decision of the borough superintendent, affecting premises 809-813 Washington street and 70-74 Gansevoort street, southeast corner (1st floor); (Block 643, Lot 43), Borough of Manhattan; and

WHEREAS, this appeal was reopened as Vol. II June 6, 1950; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1950, acting on Alt. Applic. 897-50, reads:

"1. Proposed marquee on the Washington street front of bldg. is contrary to Sec. 2.4.1.4.8 Bldg. Code."

and

WHEREAS, the applicant states the building is one story 15 ft. in height, 72 ft. by 73 ft. and 84 ft. in area, erected in 1890, located in an unrestricted use, A area, Class 2 height district, used and occupied since January, 1950 as wholesale produce markets and cold storage with an occupancy of 20 persons; and

WHEREAS, the applicant contends that the building is now being altered for use as wholesale meat and produce markets; that in 1939 the building was reduced in height from three 5 story buildings, at which time the Board permitted the erection of a marquee on Gansevoort street under Cal. 1494-39-A; that however, this marquee was not erected until 1949 when under Alt. Applic. 1585/49 the building was changed from garage to wholesale markets; that it is now proposed to erect a marquee 72 ft. long, 12 ft. wide and 14 ft. above the sidewalk and 3 ft. back of the curb, to be all steel, cantilever type without hangers, such marquee to be located on the Washington street front; and

WHEREAS, the applicant contends that the building is situated at the southerly boundary of a wholesale produce section, West Washington Market, designated as such by Section 32 of the old Code of Ordinance; that since many of the markets in the area have marquees, new firms expect the same; that a marquee is a vital necessity in the produce industry as it affords protection from the elements to the produce, meats, etc. while in transit from the freezers to the trucks; that prior to 1934 a frame shed existed at this

location and the proposed marquee will be a substantial improvement over that prior existing condition; and

WHEREAS, Certificate of Occupancy #34504 issued September 17, 1948, permits the use and occupancy of the building as a storage garage for more than five motor vehicles; and

WHEREAS, the applicant has filed with this appeal three photographs showing existing marquees on buildings in the area.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 897-50, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit a marquee on the front of the building on Washington street as proposed and as indicated on plans marked "Received May 23, 1950," 3 sheets, similar to the marquee along Gansevoort street for the same occupancy as permitted by the Board under this Cal. Number, 1494-39-A, Vol. 1, on December 19, 1939; that this marquee is granted only on the understanding that the building shall be used as proposed for a wholesale meat and produce market and not for other uses; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that a new Certificate of Occupancy for the use proposed shall be obtained.

504-46-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bookben Realty Corp., owner.

SUBJECT—Application reopened December 20, 1949—re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—798-804 Union street, south side, 75 ft. west of 7th avenue (Block 957, Lot 29), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Benjamin Bookbinder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (504-46-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 798-804 Union street, south side, 75 ft. west of 7th avenue (1st to 6th floors); (Block 957, Lot 29), Borough of Brooklyn was denied as Vol. I July 23, 1946; and

WHEREAS, this appeal was reopened as Vol. II December 20, 1949, on application of Lama, Proskauer and Prober, for Bookben Realty Corporation, owner, to consider new decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated November 2, 1949, acting on Alt. Applic. 3022/49, reads:

> "1. At least two means of exit from each floor enclosed in fireproof partitions leading directly to the street are required by Sect. 270 of the Labor Law. Fire escapes as shown are not an acceptable exit under Sect. 270 of the Labor Law."

and

WHEREAS, that the applicant states that the building is six stories, 80 ft. in height, 92 ft. 4 in. by 95 ft. in area, Class 1 construction, erected in 1929 on a lot 92 ft. 4 in. by 95 ft. in area, in a business and unrestricted use, B area and Class 1½ height district, used and occupied since 1946: Cellar—storage and boilerroom; 1st floor—manufacture of handbags, 98 persons; 2nd floor—shoe manufacturing, 6 persons; 3rd floor—storage for shoe manufacturing—1 person; 4th and 5th floors, manufacturing of record albums, 34 and 39 persons respectively; 6th floor—printers—14 persons; that no change in use or occupancy is proposed; that there are two 3 ft. 8 in. steel stairs, brick enclosed, equipped with fireproof self-closing doors, one leading from roof bulkhead and one direct to street; that one fire escape is proposed on the front of the building extending to street by counterbalanced stair and to roof by ladder; that window and door openings on the course of the fire escape will be fireproof self-closing; that there is no safe egress from the roof; and

WHEREAS, the applicant contends that the building was erected in 1929 under N. B. 11972-28 pursuant to a variance granted by the Board under Cal. 271-29-BZ; that it is proposed to use the building for manufacturing; that the building at the present time is equipped with fireproof enclosed stairway at front leading from roof to street; that exit doors to such stairs will be altered on each floor so as to bring these stairs in full compliance with the Labor Law; that the present rear fireproof stairs will be used as a convenience stairs for communication between the floors only; that it is proposed to install a new Labor Law fire escape at the front of the building as a secondary means of egress with a ladder to roof and counterbalanced stairs to street; that the occupancy of each floor will be less than the capacity of the primary means of egress; that since the building is fireproof and does not contain any hazardous use and as such portable fire-fighting appliances will be maintained as the fire commissioner shall direct and as the building will conform with all other laws, rules and regulations of the Labor Law and the Building Code, it is requested that this application be granted; and

WHEREAS, a substantial portion at the easterly side of the building is located in the business use district and according to the applicant's statement as to the use of the building and according to the plans filed there seems to be no definite indication that the portion of the building within the business use district will be limited in its use to the percentage of manufacturing permitted in a business use district; that this objection, however, was not raised by the borough superintendent and it is assumed that the Alt. Application will be examined on this point if the Board acts favorably on the manufacturing permitted in a business use district; that this objection herein appealed; that at the time of the Board's action on July 23, 1946 on an objection of the borough superintendent as to egress under Alt. Applic. 2493-46 it was stated that the egress from the rear fireproof stair by passage in the building to the east was covered by a legal easement which has been recorded; and

WHEREAS, this appeal was filed December 1, 1949 from a decision of the borough superintendent dated November 2, 1949 and was accepted by the Board predicated on an authorization issued by the owner to the present applicant under date of October 1947; and

WHEREAS, the building was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on Alt. Applic 3022-49, Obj. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in addition to the existing primary means of exit leading to the street there shall be installed at the northeasterly frontage of the building, as proposed, a fire escape complying with the requirements of the Building Code and Labor Law with counterbalanced stair to street; that in addition the existing rear enclosed stair, now existing to Union street through the adjoining building, may be continued as a supplementary stair but shall not be considered as a required exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the premises shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received December 1, 1949," 8 sheets and the occupancy shall be limited to the number of persons per floor as permitted for the primary means of exit.

199-50-A

APPLICANT—Eugene Miller, for Myrtle S. Russell, owner (Acme Gear Co., Inc., lessee).

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SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47-19 5th street and 5-01 47th road, northeast corner (cellar and 2nd floor); (Block 29, Lot 21), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (199-50-A)

WHEREAS, Eugene Miller, for Myrtle S. Russell, owner (Acme Gear Co., Inc., lessee), filed March 22, 1950, an appeal from a decision of the borough superintendent, affecting premises 47-19 5th street and 5-01 47th road, northeast corner (cellar and 2nd floor); (Block 29, Lot 21), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated March 21, 1950, acting on Alt. Applic. 381/50, reads:

"1. Exits do not comply with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 21 ft. 3 in. in height, 100 ft. front by 25 ft. in depth at 1st floor, 20 ft. 7 in. by 25 ft. in area at 2nd floor, Class 3 construction, erected in 1920 on a lot 100 ft. by 25 ft. in area, located in an unrestricted use, A area, Class 1 height district; used and occupied since 1928: Cellar, boilerroom, washroom and storage, 15 persons; 1st floor—manufacturing of metal gears, 15 persons; 2nd floor—office, 3 persons; that no change in use or occupancy is proposed; that the building is equipped with one 3 ft. and 3 ft. 5 in. wide wood stairs, wood enclosed, equipped with wood doors which are not self-closing; and

WHEREAS, Exit Order #3 was issued January 5, 1950 for occupying the building as a factory without providing a secondary means of exit from the 2nd floor office; and

WHEREAS, the applicant contends the building is one story in height with a 2nd story at west end only, 21 ft. 3 in. by 25 ft. in area; that there are two cellar sections separated by a 12 in. unpierced brick wall, the westerly cellar section is 21 ft. 3 in. by 25 ft. and the easterly section is 26 ft. 1 in. by 25 ft.; that the building is used for manufacturing gear shafts, metal products, gear boxes of steel, bronze or cast iron; that the west cellar is used for heating plant and storage of metal machine parts; that the east cellar was changed during the war for use as a locker and washroom and for storage of metal machine parts; that the ceiling of west section is 1 in. wood flooring on 2 in. wood plank supported on steel beams; that the ceiling of the east section is concrete supported on steel beams and cast iron columns; that the washroom is merely for employees to change clothes; that the first floor is used for the operation of machines making metal gear parts for marine engines and for the storage of metal used in making these parts and for the storage of finished work; that no combustible materials are used anywhere in the process; that the second floor at west end is used as an office with a maximum occupancy of 3 persons; that the actual office space used is about 360 sq. ft.; that if an additional stairway is required from the second floor it will cut the usable office area to 300 sq. ft.; that the stair from the office is wood 3 ft. 5 in. wide, enclosed in a wallboard enclosure and discharges to the first floor near the door opening to the street; that the wood stair to the cellar is 3 ft. wide, unenclosed and leads to first floor; that in view of the fact, the first floor is actually used for factory and the small occupancy of the second floor and the occupancy of the east cellar is only for change of clothingg, it is requested permission be granted to permit the exit conditions to remain as now approved in the present certificate of occupancy; and

WHEREAS, Certificate of Occupancy #127927 issued November 5, 1942, permits the following use and occupancy: Cellar—storage; 1st floor—manufacturing; 2nd floor—office, 2 persons.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 381-50, Obj. 1, and that the application be and it hereby is *granted* to permit the continuance of the exits as indicated and as previously approved prior to the amendment of Section 270 and as indicated on plans filed with this appeal marked "Received March 22, 1950," two sheets, including the stair to the wash room and store room in the cellar, provided that on the 2nd floor there shall be a door opening to the main roof from the 2nd floor office portion to permit additional means of exit with a fire escape balcony on the 47th road side with counterbalanced drop ladder to street, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

259-50-A

APPLICANT—William A. Lacerenza, for Paul Nurkiewicz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9478 Ridge boulevard, north side, 158 ft. 2 in. each of Shore road (Block 6111, Lots 57 and 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (259-50-A)

WHEREAS, William A. Lacerenza, for Paul Nurkiewicz, owner, filed April 18, 1950, an appeal from a decision of the borough superintendent, affecting premises 9478 Ridge boulevard, north side, 158 ft. 2 in. east of Shore Road (Block 6111, Lots 57 and 60), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1950, acting on Alt. Applic. 133-50, reads:

"1. The change in use from one family residence to convalescent home of this building, 2 stories and attic in height, requires that the building be of Class 1 fireproof construction to comply with Sect. 2.1.3.5 and Sect. 4.2.1 of the Bldg. Code.

2. At least one stair 3'-0" in minimum width enclosed in fireproof (3 h.) partitions with all openings protected by ¾ h. fire doors and to street or yard from each floor is required by Sect. 6.1.2.2.3 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 2 stories and attic, 36 ft. in height, 25 ft. 6 in. by 45 ft. in area at 2nd floor, 32 ft. 6 in. by 62 ft. in area at 1st floor, Class 3 construction, on a lot 100 by 100 ft. in area, erected in 1906, in a residence use, C area, Class 1 height district, used and occupied since 1943 as a one-family dwelling; proposed to be used and occupied: Cellar—boilerroom, kitchen and recreation room; 1st floor—5 rooms, office, pantry and 12 beds and nurses residence, 14 persons; 2nd floor—3 rooms, 10 beds, 11 persons; attic—2 rooms, 4 beds, 5 persons; that the building is provided with one 2 ft. 10 in. and 3 ft. wide wood stairs, enclosed in partitions of 2 in. and 4 in. wood studs, wood lath and plaster, equipped with wood doors which are not self-closing; that one fire escape is proposed at side, leading to roof by stair and to yard by stair; that

window and door openings on the course of the proposed fire escape are not fireproof but will be made fireproof and self-closing; and

WHEREAS, the applicant contends that the building is built on a 3 ft. high terrace and is 36 ft. high from the curb to the attic ceiling; that the last certificate of occupancy issued in 1932 permits the use of this building as follows: Cellar—heating plant, laundry and bathroom; 1st floor—boarding and day school for not more than eight children; that 2nd floor and attic are to be occupied by owner and caretaker; that it is proposed to change the occupancy for a nursing home and office, using the attic room for four beds; that the second floor for ten beds and the first floor rooms for twelve beds; that cellar will be used for kitchen, recreation room and boilerroom; and contends as to Objection 1, that the building is existing, small in size and only 26 beds will be in the entire building and each room on attic and 2nd floor will be provided with an exit to an outside iron stairway fire escape and exit to an inside stairhall; and as to objection 2, that the present stairway from 1st to 2nd floors will remain and it is proposed to remove present wood stair from 2nd floor to attic and replace same with new wood stairs as shown on plans filed with this appeal; that it is also proposed to enclose stairs from 1st floor to cellar in 4 in. cinder blocks and install a 1-hour fire door at bottom and fire-retard the entire cellar ceiling with rock lath and cement plaster; that in addition it is proposed to build a new outside iron stairway with doorways to all bedrooms on the 2nd and attic floors; that garage will be used as a one-car accessory garage for the car of the resident nurse; that the present Certificate of Occupancy #2583 issued June 8, 1932, permits the use of the building as a boarding and day school to accommodate not more than eight children on the first floor; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board.

Resolved, that the decision of the borough superintendent re Alt. Applic. 133-50, dated March 31, 1950, be and it hereby is *affirmed* and that the appeal be and it *hereby* is denied.

264-50-A

APPLICANT—Walter J. Norton, for The New York Association for the Blind, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—111-115 East 59th street, north side, 105 ft. east of Park avenue, and 110-114 East 60th street (cellar and 1st to 6th floors, inclusive); (Block 1394, Lots 5, 67, 68, 68½), Borough of Manhattan.

APPEARANCES—
For Applicant: Walter J. Norton.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (264-50-A)

WHEREAS, Walter J. Norton, for The New York Association for the Blind, owner, filed April 21, 1950 an appeal from a decision of the borough superintendent, affecting premises 111-115 East 59th street, north side, 105 ft. east of Park avenue, and 110-114 East 60th street (cellar and 1st to 6th floors inclusive); (Block 1394, Lots 5, 67, 68, 68½), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated March 24, 1950 acting on Misc. F.P. Applic. 29-50, reads:

"1. This is the installation of a 'direct method of refrigeration' (air-conditioning) in a public building in a manner contrary to C19-96.0 of the Adm. Code and the instructions of the Fire Comm. dated Dec. 6, 1946."

and

WHEREAS, the applicant states that the building is six stories and penthouse 69 ft. 10 in. in height, 50 ft. by 100 ft. 5 in. in area, of fireproof construction, erected about 1911 and located on a lot 60 ft. by 100 ft. 5 in. in area, in a retail use, B area, Class 1½ height district, used and occupied since 1913 as follows: sub-cellar, boiler room, 3 persons; basement, swimming pool, bowling alleys and storage, 30 persons; 1st floor, auditorium and store, 200 persons; 2nd floor, balcony offices, 75 persons; 3rd floor, offices and training, 40 persons; 4th, 5th and 6th floors, offices and training, 37 persons each floor; penthouse, one apartment, 6 persons; that the building is proposed to be altered to five stories, 53 ft. 6 in. in height, 60 ft. by 200 ft. 10 in. in area, of Class 1 construction, located on a lot 60 ft. by 200 ft. 10 in. in area, and used and occupied upon completion of the alteration as follows: cellar, storage, no persons; basement, swimming pool, bowling alleys and storage, 71 persons; 1st floor, auditorium, social room and offices, 369 persons; 2nd floor, balcony, dining room and kitchen, 176 persons; 3rd floor, offices and training, 144 persons; 4th floor, offices and training, 88 persons; 5th floor, offices and training, 102 persons; 6th floor, play roof, offices and training, 94 persons; roof and penthouse, one apartment; that the building will be equipped with an approved standpipe system, an approved interior fire alarm system and regular monthly fire drills will be maintained; that there will be two interior steel and concrete fireproof enclosed stairs, equipped with fireproof self-closing doors, leading direct to street and to roof bulkhead; that stairs will be 3 ft. 4 in. and 3 ft. 8 in. in width; and

WHEREAS, the applicant contends that the installation will consist of one 30 ton direct expansion F-12 unit and piping carrying 100 lbs. of refrigerant, classified as a Class B system, located in a fireproof machine room and vertical shaft integral therewith; that the machine room is equipped with a fireproof self-closing vapor tight door and provided with an exhaust complying with the requirements of the Administrative Code; that the piping does not pass through any part of the building except where because of structural difficulties it is necessary to offset the refrigerant piping from the shaft to bring it under and through the court roof; that such piping at the point where it passes under and through the court roof is contained within cast iron pipe of larger diameter with gas-tight seals at each end; that the F-12 refrigerant used is non-irritant and non-inflammable; that all other portions of the system are of the indirect method employing chilled water coils in the air-conditioning unit and since the direct portion is confined to that described herein it is requested that the fire commissioner be permitted to issue a permit therefor.

Resolved, that the decision of the borough superintendent, acting on Misc. F.P. Applic. 29-50, Obj. 1 be and it hereby is *modified* and that the appeal be and it hereby is granted to permit the installation of the refrigerating system as proposed and as indicated on plans filed with this appeal marked "Received April 21, 1950," 1 sheet and "June 6, 1950," 5 sheets, *on condition* that the type of refrigerant and the amount shall be as proposed and not exceeded; that at the elbow above the second story roof there shall be a relief vent installed if required by the fire commissioner; that in all other respects the building and refrigerating system shall meet the requirements of the Building Code and the requirements of the fire commissioner and maintained to his satisfaction.

294-50-A

APPLICANT—Herman Weiss, for B. Bros. Realty Corp. (Bloomingdale Bros. Division); (Federated Department Stores, Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—23-02 to 23-42 49th avenue, south side, entire block bounded by 25th street, 49th and 50th avenues and Long Island Railroad, 23-01 to 23-41 50th avenue and 23-02 to 23-42 Hunterspoint avenue (Block 103, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Herman Weiss.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (294-50-A)

WHEREAS, Herman Weiss, for B. Bros. Realty Corp., owner, Federated Department Stores, Inc., lessee, filed May 1, 1950, an appeal from an order and decision of the Fire Commissioner affecting premises 23-01 to 23-41 50th avenue, 23-02 to 23-42 Hunterspoint avenue, and 23-02 to 23-42 49th avenue, south side, between 25th street and 50th avenue, (Block 103, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, order No. 26287LF, issued by the Fire Commissioner November 22, 1949, reads:

"1. Remove all partitions not built of incombustible material as per Sec. 264, Div. 7 of the Labor Law."

and

WHEREAS, the decision of the Fire Commissioner dated April 25, 1950, reads:

"This will acknowledge receipt of your communication of April 13th wherein you request permission to retain combustible partitions which have been erected in the above mentioned premises. You will please be advised that the order which has been issued by this office requiring the removal of these partitions, has been issued pursuant to a mandatory provision of the Labor Law. The Fire Commissioner has no discretion in the matter. However, you may accept this as a decision upon which you may base an appeal to the Board of Standards and Appeals, Room 1015 Municipal Building, Manhattan."

and

WHEREAS, the applicant states that the building is 6 stories and basement, 80 ft. in height, 420 ft. by 190 ft. in area, of Class 1 construction, erected 1927 on a lot 630 ft. by 190 ft. in area, in an unrestricted use, A area, Class 2 height district, and used and occupied since 1928 as follows: Cellar, boiler room, engine room, incincerator, 6 persons; basement, receiving, spray room, shipping and furniture shop, 100 persons; 1st floor, delivery and repair shop, 50 persons; 2nd floor, fur storage, cafeteria, stock and packing department, 75 persons; 3rd floor, stock and carpet workroom, 25 persons; 4th floor, stock, 25 persons; 5th floor, stock, sewing machine department, workroom and marking department, 25 persons; that the building is equipped with an approved standpipe system, a 2-source sprinkler system, an interior fire alarm system and regular monthly fire drills are maintained; that there are 4 fireproof interior stairs, roof bulkhead direct to street, equipped with fireproof, self-closing doors; and

WHEREAS, Certificate of Occupancy No. 37148, issued August 2, 1928 upon completion of N.B. 6089-27 permits the following use and occupancy: basement, garage, repair shop, receiving and delivery room; 1st floor, same; 2nd to 6th floors, warehouse and factory; number of permitted occupants not stated; and

WHEREAS, the applicant contends that on each floor there is a fireproof dividing wall equipped with fireproof self-closing doors located approximately at the center of the floor so that each floor is cut in half; that the building is equipped with a 2-source sprinkler system and an approved standpipe system and that regular monthly fire drills are maintained; that automatic sprinkler supervisory service is now being installed and an ADT connection will be provided; that the building is used entirely by Bloomingdale Bros. except for the basement and 1st floor, where the delivery operation is supervised by United Parcel Service; that the building is used for the storage of merchandise in connection with department store operation; that there are a number of fireproof partitions of hollow tile blocks and steel partitions to segregate certain areas; that in addition there are partitions which are not made of incombustible materials and most of which were erected during the period of the war when fireproof materials could not be obtained; that these partitions present no greater hazard than the merchandise stored in the building, and in view of the protective measures taken against fire and the supervisory controls which are being installed, it is requested that the existing combustible partitions be permitted to remain on condition that if any of these partitions are removed and new ones erected in their place, all such new partitions will be of incombustible material.

Resolved, that the order of the fire commissioner, acting on Order 26287-LF, be and it hereby is modified and that the appeal be and it hereby is *granted* to permit the continuance for a term of two (2) years of the partitions installed within the building as described and as indicated on plans marked "Received May 1, 1950" 8 sheets, *on condition* that such partitions shall be removed within two (2) years and no partitions shall be installed except in conformance with the requirements of the Building Code and the Labor Law; that the fire fighting appliances as now installed in the building and as proposed shall be maintained to the satisfaction of the fire commissioner; that this variance shall continue only so long as the building throughout is occupied by Bloomingdale Bros. and by the United Parcel Service as a delivery agency for Bloomingdales and complies in all other respects with all laws and rules applicable to the building and occupancy.

303-50-A

APPLICANT—O. Edwin Kurth, for Demetrious P. Diamentides, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Gates avenue, southwest corner of Vanderbilt avenue (4th floor); (Block 1975, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: O. Edwin Kurth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted; certificate of occupancy revoked.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (303-50-A)

WHEREAS, O. Edwin Kurth, for Demetrious P. Diamentides, owner, filed April 27, 1950, an application for revocation of Certificate of Occupancy #84392 and Permit No. 4381/37, affecting premises 10 Gates avenue, southwest corner of Vanderbilt avenue (Block 1975, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1950, as to Alt. Applic. 681/50, reads:

"1. Housing Division records show this building was removed from Tenement House Classification under Alteration Permit 5591/37 and Certificate of Occupancy 84392 issued subsequent to April 18, 1929 and therefore cannot be converted to an Old Law tenement, Section 9 Sub. div. 6."

and

WHEREAS, the applicant states the building is 4 stories,

41 ft. 6 in. in height, 16 ft. by 55 ft. and 66 ft. in area, Class 3 construction, erected approximately 1890, located in a business use, B area and Class 1½ height districts, used and occupied since 1937: Cellar—boilerroom; 1st floor—2 stores; 2nd floor—1 apartment; 3rd floor—1 apartment; 4th floor—vacant; that it is proposed to be used and occupied upon completion of alteration: Cellar—boilerroom; 1st floor—stores; 2nd, 3d and 4th floors, 1 apartment each; that the building is provided with one interior wood stairs with iron rails and facias, enclosed in partitions of wood studs, fire-retarded, equipped with fireproof, self-closing doors leading direct to street and with ladder and scuttle to the roof and with fire escape on the street front extending to street by ladder; and

WHEREAS, the applicant states that revocation of Certificate of Occupancy #84392 issued on Alt. Permit 4381/37 and Alt. App. 5591/37 is sought so as to obtain permission to occupy the 4th story of the building as an apartment and to reconvert the building to its classification of old-law tenement, which classification existed at the time of filing Alt. Applic. 5591/37, so that the building can be made to conform to the regulations for an old-law tenement obtained under Article 7 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that Certificate of Occupancy 84392 and the approval of the alteration and issuance of Permit #4381/37 should be revoked as they were issued merely as a subterfuge to permit the evasion of compliance with Section 238 of the Multiple Dwelling Law; that as a condition of the approval of Alteration Permit #4381/37, the top story was required to remain vacant; that the borough superintendent had no right to require such a condition in connection with the issuance of a permit or approval of a plan; that the building is an old law tenement and has never ceased to be arranged, intended and designed for occupancy as a multiple dwelling; that on the basis of these facts, it is requested the Board revoke Certificate of Occupancy #84392 so as to permit the building to be made to conform with the requirements of the Multiple Dwelling Law for an existing multiple dwelling in full conformity with the requirements of the Multiple Dwelling Law prior to the issuance of Certificate of Occupancy #84392.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 681-50 objection be and it hereby is *modified* and that the appeal be and it hereby is *granted* revoking Certificate of Occupancy No. 84392, issued against Alt. Permit 4381-37 and Alt. Applic. 5591-37, to permit the building to be restored to an old law tenement in full compliance with the requirements of the Multiple Dwelling Law, Section 238 and other sections applicable thereto.

391-50-A

APPLICANT—Nathan R. Ginsburg, for Yetta B. Kamlet, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—163 Greene street, west side 130 ft. 4 in. north of West Houston street (Block 524, Lot 57), Borough of Manhattan.

APPEARANCES—
For Applicant: Nathan R. Ginsburg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (391-50-A)

WHEREAS, Nathan R. Ginsburg, for Yetta B. Kamlet, owner, filed June 6, 1950 an appeal from a decision of the borough superintendent affecting premises 163 Greene street, west side, 130 ft. 4 in. north of West Houston street (Block 524, Lot 57), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1950, as to Alt. Applic. 384-50 reads:

"1. An outside fire-escape on a building over five stories in height is contrary to section 271, subd. 1a of the Labor Law."

and

WHEREAS, the applicant states that the building is 7 stories, 85 ft. in height, 25 ft. 3¼ in. by 90 ft. in area at first floor, 25 ft. 3¼ in. by 83 ft. 6 in. in area at typical floor, of class 3 construction, erected 1885, and located in an unrestricted use, B area, class 2 height district, used and occupied as follows: cellar—storage for 1st floor; first floor—paper and twine supply— 2 persons; 2nd floor—belt manufacturer—6 persons; 3rd floor—costume manufacturer—6 persons; 4th floor—seaming contractor— 6 persons; 5th floor—plaster novelties—5 persons; 6th floor—display builders—6 persons; 7th floor—skirt manufacturer—9 persons; that building is equipped with an interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. 9 in. wide wood stairs enclosed in fire retarded partitions equipped with metal self-closing doors, with a ladder and scuttle to roof and one fire escape on the front of the building proposed to be extended to roof by ladder; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Violation 9251-48, issued by the borough superintendent March 29, 1950, indicated that all floors are not provided with a legal second means of egress to street as required by the Labor Law, and that fire escapes are not considered as legal exits under Section 271 of the Labor Law, as amended July 1, 1947; and

WHEREAS, the owner was convicted and fined in Magistrate's Court February 8, 1950 on a charge of violation of the Administrative Code; and

WHEREAS, the applicant contends that due to the fact that the building is only 25 ft. 3 in. in width, it would be economically unfeasible to construct a second stair; that the emergency rent laws would preclude the eviction of the existing tenants to obtain the space required to construct such a stairway; that the Board is requested to grant a variance to permit the continued factory use in the building with the existing exit on the condition that the existing front fire escape be extended to the roof by a goose neck ladder and that the occupancy in the building be limited to the capacity of the primary means of egress without any credit for the fire escape; and

WHEREAS, the applicant states that there will be no manufacturing in the cellar; and

WHEREAS, the applicant further contends that in view of the fact that there will be no manufacturing in the cellar the Board is requested to accept the stair to the store and the engineer's ladder as egress from the cellar, so long as its use is confined to non-manufacturing purposes in conjunction with the first floor tenant.

Resolved, that the Board of Sandards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 384-50, Objection 1, and that the application be and it hereby is *granted* to permit the continuance of the exits previously approved prior to the amendment of Section 270 as proposed and as indicated on plans filed with this appeal marked "Received June 6, 1950," 2 sheets, *on condition* that the building shall not be increased in height or area; that the exits shall comply with such plans; that in addition there shall be a goose neck ladder from the top balcony of the fire escape to the roof; that the exit from the cellar may be as proposed and as shown on such plans on condition that there shall be no manufacturing within the cellar; that the cellar shall be used only in conjunction with the first floor tenant; that the scuttle to the roof shall be maintained within the stair enclosure as proposed and as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that the occupancy per floor shall be limited to the number of persons legally permitted for the primary means of exit.

MINUTES

425-50-A

APPLICANT—Lama, Proskauer and Prober, for Atlas Stylecraft Corporation (Seafarers International Union of North America, lessee).

SUBJECT—An appeal from decision of the borough superintendent.

PREMISES AFFECTED—657-675 4th avenue, northeast corner of 21st street (2nd floor); (Block 640, Lot 3), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert A. Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (425-50-A)

WHEREAS, Lama, Proskauer and Prober, for Atlas Stylecraft Corp., owner (Seafarers International Union of North America, lessee), filed June 9, 1950, an appeal from a decision of the borough superintendent, affecting premises 657-675 4th avenue, northeast corner of 21st street (2nd floor); (Block 640, Lot 3), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1950, acting on Alt. Applic. 1870/50, reads:

"1. The change in occupancy of a nonfireproof Class III building exceeding 6000 sq. ft. in area from business to public use is contrary to the Bldg. Code Sect. 2.1.3.5 and Sect. 4.21.

2. The exits from the 2nd floor are of inadequate aggregate width to accommodate the number of persons that may occupy that floor."

and

WHEREAS, the applicant states that the building is 3 stories, 47 ft. 11 in. in height, 104 ft. 6 in. by 92 ft. 8 in. in area, erected in 1890 on a lot 200 ft. by 175 ft. in area, in a business use, B area, Class 1½ height district; used and occupied since 1944: 1st floor—boilerroom and factory, 30 persons; 2nd floor, office, factory, 50 persons; 2nd floor—manufacturing clothing, 60 persons; that the building is equipped with three 3 ft. 8 in. wide iron stairs, brick enclosed, equipped with fireproof, self-closing doors leading direct to street and with ladder and scuttle to the roof and two fire escapes extending to roof by stair, to yard and street by stair with egress from yard direct to street; that the building is proposed to be used and occupied upon completion of the alterations as follows: 1st floor, recreation and cafeteria, 105 persons; 2nd floor, offices and meeting rooms, 525 persons; 3rd floor—offices, 100 persons; and

WHEREAS, Certificate of Occupancy #116547 issued February 3, 1947, upon completion of Alt. Applic. 645-56 permits the use of the building as a factory with an occupancy of 30 persons on the 1st floor, 60 on the 2nd and 60 on the 3rd; and

WHEREAS, the applicant contends that it is proposed to convert the building to general offices, meeting room and recreation center for the Seafarer's Union; that the building was used as a public school until 1945; that meetings will be held only on the 2nd floor, which was formerly an assembly hall for the school; that there are three fireproof stairs leading direct to street and two iron stairs leading to the yard; that the exterior iron stairs are 3 ft. 4 in. in width; that it is proposed to remove several walls on the 2nd floor around the assembly hall so as to enlarge it for use as a meeting room; that in view of the fact the building was previously constructed as a school and hundreds of children attended and in view of the fact that there are five stairs leading to the street, it is requested this application be granted.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1870-50, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the existing partitions shall remain except as indicated on plans showing proposed conditions; that the arrangement of the building shall be in accordance with plans filed with this appeal marked "Received June 9, 1950," 3 sheets, showing present conditions, and 4 sheets showing proposed conditions; that the exits shown thereon and as proposed shall be maintained; that there shall be an additional exit from each of the game rooms on the first floor to outside the building; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

617-44-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from a decision and an order of the fire commissioner (previously denied on March 6, 1945).

PREMISES AFFECTED—West side of Columbia street, 1830 ft. south of Halleck street (Block 613, Lot 1), Pier 2, Erie Basin, Borough of Brooklyn.

APPEARANCES—

For Applicant Reginald S. Hardy.

ACTION OF BOARD—Resolution of March 6, 1945 rescinded.

THE VOTE TO RESCIND RESOLUTION OF MARCH 6, 1945—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (617-44-A)

WHEREAS, this appeal was denied by the Board on March 6, 1945 and thereafter was subject to court review; and

WHEREAS, the applicant states that a stipulation has been signed by both parties, withdrawing the proceeding in court and discontinuing the action; and

WHEREAS, the applicant has filed with the Board a letter dated June 29, 1950, stating that the requirements of Order #12999 LF issued by the Fire Commissioner have been complied with and requests that the action taken by the Board on March 6, 1945, denying the appeal be rescinded.

Resolved, that the resolution adopted by the Board on March 6, 1945, be and it hereby is *rescinded*.

418-47-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner (previously denied on June 17, 1947).

PREMISES AFFECTED—812 Columbia street, west side, 1732 ft. south of Halleck street (Block 613, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Resolution of June 17, 1947 rescinded.

THE VOTE TO RESCIND RESOLUTION OF JUNE 17, 1947—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (418-47-A)

WHEREAS, Order #19478LF of the Fire Commissioner was the subject of an appeal which was denied on June 17, 1947 and thereafter the matter was subject to an order for review by the court; and

WHEREAS, a stipulation has now been signed by both parties discontinuing the court proceeding; and

WHEREAS, the applicant states that the order of the Fire Commissioner has been fully complied with and requests

that the resolution adopted by the Board on June 17, 1947, be rescinded.

Resolved, that the resolution adopted by the Board on June 17, 1947, be and it hereby is *rescinded*.

575-46-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner (Compania Sud-Americana De Vapores, lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Columbia street, west side, 2140 ft. south of Halleck street (Block 613, Lot 1), Pier 1, Erie Basin, Borough of Brooklyn.

APPEARANCES—
For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

601-46-A

APPLICANT—Reginald S. Hardy, for Beard's Erie Basin, Inc., owner (Marra Terminal Service Co., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—West side of Columbia street, 2140 ft. south of Halleck street, Pier A, foot of Richards street (Block 613, Lot 1), Erie Basin, Borough of Brooklyn.

APPEARANCES—
For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

763-49-A

APPLICANT—Henry George Greene, for Joseph Becker and Anthony Passalacqua, owners (doing business as Celia Sportswear).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—36 East 21st street, south side, 300 ft. west of Fourth avenue (Block 849, Lot 53), Borough of Manhattan.

APPEARANCES—
For Applicant: George Cybul.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

845-49-A

APPLICANT—Walter Hesse, for 625 Madison Avenue Corp., owner (F. G. Shattuck Company, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

848-49-A

APPLICANT—Walter Hesse, for 40 East 88th Street, Inc., owner, (F. G. Shattuck, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47 to 51, inclusive), Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

171-50-A

APPLICANT—Marie Frommer, for Creative Looms, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—210 East 51st street, south side, 125 ft. east of 3rd avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

APPEARANCES—
For Applicant: Carl Greenberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950 at 2 P.M., at request of applicant; no further adjournments.

177-50-A

APPLICANT—John T. Kelleher, Borough Superintendent.

OWNERS OF PREMISES—Henry Jr. and Freda Eckhart.

SUBJECT—Revocation of Certificate of Occupancy Q32668 dated May 4, 1945, issued re Alt. 575-40.

PREMISES AFFECTED—39-08 213th street, west side, 60 ft. south of 39th avenue (1st and 2nd floors, north part of building); (Block 6236, Lot 11), Bayside, Borough of Queens.

APPEARANCES—
For Applicant: Aaron Halpern.
For Opposition: Henry Eckhardt, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for further consideration; date to be set.

244-50-A

APPLICANT—Frederick C. Genz, for Hotel Lexington Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—509-513 Lexington avenue and 134-148 East 48th street, southeast corner, (1st floor, Revere Room); (Block 1302, Lot 51), Borough of Manhattan.

MINUTES

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 18, 1950 at 10 A.M., to be heard jointly with Cal. 846-50-BZ.

313-50-A

APPLICANT—Andrew DiCamillo, for James Kalos, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMIISES AFFECTED—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

APPEARANCES—
For Applicant: Andrew DiCamillo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950 at 2 P.M., at request of Board.

392-50-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Helen Annan Scribner, owner (Central Hanover Bank and Trust Company, Executor), (N. Y. State Pharma Ceutical Assoc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950 at 2 P.M., for the applicant to report on the suggestion of the Board that an application for a zoning variance be filed.

435-50-A

APPLICANT—William I. Hohauser, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—757 East 103rd street and 10307 Flatlands avenue, northeast corner; 758-764 East 105th street, northwest corner of Flatlands avenue; 757-763 East 105th street, northeast corner of Flatlands avenue; 10603-10609 Flatlands avenue, north side, 230 ft. east of East 105th street; 10711-10715 Flatlands avenue, northwest corner of East 108th street; 757-763 East 108th street, northeast corner of Flatlands avenue; 10835-10841 Flatlands avenue, northwest corner of Hinsdale street; 719 East 103rd street and 10312 Glenwood road, southeast corner; 716 East 105th street and 10406 Glenwood road, southwest corner; 10602-10608 Glenwood road, south side, 250 ft. east of East 105th street; 712-718 East 108th street, southwest corner of Glenwood road; 711-717 East 108th street, southeast corner of Glenwood road; 992-998 Hinsdale street, southwest corner of Glenwood road; 671 East 105th street and 10513 Glenwood road, northeast corner; 10603-10609 Glenwood road, north side, 230 ft. east of East 105th street; 10717-10721 Glenwood road, northwest corner of East 108th street; 651-657 East 108th street, northeast corner of Glenwood road; 968-974 Williams avenue, northwest corner of Glenwood road; 621 East 105th street and 10512 Farragut road, southeast corner; 10622-10702 Farragut road, south side, 400 ft. east of East 103rd street; 618-620 East 108th street and 10712 Farragut road, southwest corner; 619 East 108th street, east side, 400 ft. north of Glenwood road; 926-932 Williams avenue. west side, 380 ft. north of Glenwood road; 567 East 108th street, east side, 700 ft. north of Glenwood road; 904-908 Williams avenue, west side, 700 ft. north of Glenwood road; 543-553 East 108th street, east side, 89 ft. north of Glenwood road; 254 Stanley avenue and 523 East 108th street; 270-276 Stanley avenue, south side, 170 ft. east of East 108th street; 330 Stanley avenue and 870-874 Williams avenue, southwest corner (Blocks 8158, 8174, 8175, 8176, 8191-8195, inclusive, Lots 1); Breuklen Houses, Borough of Brooklyn.

APPEARANCES—
For Applicant: Fred N. Severud, Irving Befler and Aaron Garfinkel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 11, 1950 at 2 P.M., for applicant to file additional detail drawings showing the construction of the slab and column calculations.

ZONING APPLICATIONS

120-16-BZ—Vol. II

APPLICANT—Hurley, Grey and Carney, for Colonial Renting Service, Inc., owner (Duffey Buick, Inc., new name of lessee, formerly Kings County Buick Co.).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of a motor vehicle repair shop, to an existing garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn.

APPEARANCES—
For Applicant: Andrew Di Camillo and John G. Nelson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (120-16-BZ—Vol. II)

WHEREAS, this application under the zoning resolution to permit the erection of a garage in a business use district affecting premises east side of Guernsey street, 100 ft. north of Nassau avenue, Borough of Brooklyn was granted by the Board, as Vol. I, October 24, 1916, on certain conditions; and

WHEREAS, a later application under section 7i of the zoning resolutuion to permit in a business use district the addition of a motor vehicle repair shop to an existing garage for more than five motor vehicles (previously granted by the Board), affecting premises 74-78 Guernsey street, east side, 100 ft. north of Nassau avenue (Block 2644, Lot 50), Borough of Brooklyn was granted by the Board November 15, 1949, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 15, 1949,

only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that work has been substantially completed, all permits required shall be obtained and all work completed within three (3) months from the date of this *amended* resolution (Alt. 215-49)."

51-30-BZ—Vol. III

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7g and 7c of the zoning resolution, permitting partly in a residence, business and retail use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, installation of gasoline service station, extension of restaurant in building, extension of existing gasoline service station, erection and maintenance of building to be used as a lubritorium and motor vehicle repair shop and extension of kitchen facilities into a garage area.

PREMISES AFFECTED—112-01 to 112-19 Queens boulevard, 75-01 to 75-09 112th street, northeast corner and 112-16 to 112-40 75th avenue (Block 2264, Lots 73 and 79), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Theodore H. Engelhardt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (51-30-BZ—Vol. III)

WHEREAS, this application under sections 7g and 21 of the zoning resolution to permit partly in a business use and partly in a residence use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, and the installation of a gasoline service station, affecting premises 112-01 to 112-09 Queens boulevard, 75-01 to 75-09 112th street (Seminole avenue) and 112-40 75th avenue (Atom street), Forest Hills, Borough of Queens was granted by the Board, as Vol. I, April 8, 1930, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended December 6, 1938; and

WHEREAS, the resolution was amended as Vol. II, February 11, 1941, under section 7c of the zoning resolution, to permit partly in business use, partly in retail use and partly in residence use district, the extension of an existing gasoline service station and also the erection and maintenance of a building to be used as a lubritorium and motor vehicle repair shop; and

WHEREAS, the resolution was amended September 16, 1941 and January 20, 1942; and

WHEREAS, the resolution was amended as Vol. III, on January 3, 1946, to permit the extension of kitchen facilities into the garage area; affecting premises 112-01 and 112-19 Queens boulevard, 75-01 to 75-09 112th street, northeast corner, and 112-16 to 112-40 75th avenue (Block 2264, Lots 79 and 73), Forest Hills, Borough of Queens; and

WHEREAS, the resolution was amended and time to complete was extended July 22, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 8, 1930, as thereafter amended from time to time through July 22, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement of applicant that contracts for the work have been awarded and that the work is in progress, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 1097-49)."

256-45-BZ

APPLICANT—Morris Katz, for Angelo Rodolico, Vincenzo Bongiorno, Sebastiano Rodolico, Guiseppe Rodolico, owners (Jack Wollenberg, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a residence and local retail use district, the inclusion of auto repairs, auto painting, fender and body repairs in an existing garage for more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1732-1740 Pacific street, south side, 75 ft. west of Utica avenue (Block 1342, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morris Katz and Irving Geller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (256-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and local retail use district, the inclusion of auto repairs, auto painting, fender and body repairs in an existing garage for more than five automobiles; affecting premises 1732-1740 Pacific street, south side, 75 ft. west of Utica avenue (Block 1342, Lot 40), Borough of Brooklyn, was granted by the Board November 13, 1945, on certain conditions; and

WHEREAS, the resolution was amended and time to obtain permits and complete the work was extended July 2, 1946; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 13, 1945, as amended by resolution adpoted July 2, 1946, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . *granted* under section 7 subdivision i, for a term of five (5) years from the date of this *amended* resolution, to permit . . . that other than as herein amended, the resolution adopted on July 2, 1946, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. App. 212-45)."

106-46-BZ

APPLICANT—Charles M. Spindler, for Joseph Rodkin, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station, with accessory uses.

PREMISES AFFECTED—2413-2425 Flatbush avenue and 5102-5112 Avenue T, southeast corner (Block 8543, Lot 34), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Robert W. Artus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (106-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of an existing gasoline service station with accessory uses, affecting premises 2413-2425 Flatbush avenue and 5102-5112 Avenue T, southeast corner (Block 8543, Lot 34), Borough of Brooklyn, was granted by the Board April 30, 1946, on certain conditions; and

WHEREAS, plans submitted by the applicant were approved January 14, 1947, as being in substantial compliance with the resolution of April 30, 1946; and

WHEREAS, time to complete the work was extended January 20, 1948 and February 1, 1949; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements were approved, the resolution was amended and time to complete was extended January 10, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1946, as thereafter amended by resolution adopted through January 10, 1950, by adding thereto:

". . . that two additional 550 gallon storage tanks may be installed, making a total of eight, as indicated on revised plans, showing such tanks, dated June 27, 1950, (1 sheet); and that in all other respects the resolutions adopted by the Board as amended through January 10, 1950, shall be complied with (N.B. App. 1326-46)."

380-46-BZ

APPLICANT—Jacob Berman, for George A. Krug Bakery, Co., owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, D area district, the extension of an existing building to occupy more than the permitted area, and without the required rear yard.
PREMISES AFFECTED—138-34 to 138-56 94th avenue, south side, 60 ft. east of 138th place and 138-39 to 139-03 95th avenue (Block 9991, Lot 4), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Jacob Berman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (380-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in an unrestricted use, D area district, the extension of an existing building, to occupy more than the permitted area and without the required rear yard, affecting premises 138-34 to 138-56 94th avenue, south side, 60 ft. east of 138th place and 138-39 to 139-03 95th avenue (Block 9991, Lot 4), Jamaica, Borough of Queens, was granted by the Board July 23, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended July 22, 1947; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1946, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (Alt. App. 1230-46 dated June 28, 1950)."

144-48-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Clara F. Ponzio, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a portable diner with an extension to be used as a kitchen, and with show windows and doors beyond permitted distance from residence use district.
PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.
APPEARANCES—
For Applicant: Reginald S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (144-48-BZ—Vol. II)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a restaurant (lunch wagon) using more than the permitted area, affecting premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan, was denied by the Board as Vol. I July 20, 1948; and

WHEREAS, this application under Sections 7c and 7A of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a portable diner with an extension to be used as a kitchen, and with show windows and doors beyond permitted distance from residence use district was granted by the Board as Vol. II June 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 15, 1949; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (N.B. App. 15-49)."

372-48-BZ

APPLICANT—Harry M. Prince, for Home Front Automotive Service Co., owner (Bismac Corp., owner at time of filing); (Bishop, McCormick and Bishop, lessee).

MINUTES

SUBJECT—Application for consideration—reopening and amendment as to use of 4th floor—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of fifteen years, the change in occupancy from storage warehouse to garage for more than five motor vehicles.

PREMISES AFFECTED—1146-1158 East New York avenue and 3-11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn.

APPEARANCES—
For Applicant: Harry M. Prince and Clifford M. Bishop.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (372-48-BZ)

WHEREAS, this application under sections 7f and 21 of the zoning resolution, to permit in a business use district, the change in occupancy from storage warehouse to garage for more than five (5) motor vehicles, for a period of fifteen (15) years, affecting premises 1146-1158 East New York avenue, and 3 to 11 East 98th street, southeast corner (Block 3508, Lot 12), Borough of Brooklyn, was granted by the Board June 29, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 31, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1948, as amended by resolution adopted January 31, 1950, by adding thereto:

". . . that in the event the owner desires to occupy the fourth or top floor of the building for light manufacturing, such use may be permitted, as passed upon by the borough superintendent, under Alt. App. 1961-50, dated June 7, 1950, *on condition* that in all other respects the resolution as adopted by the Board on June 29, 1948, shall be complied with and also the requirement as to the installation of a fire alarm system shall be complied with; and that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

589-48-BZ

APPLICANT—Stanley H. Klein, for Ann L. Marshall, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from one family dwelling to cat and dog hospital and one family residence.

PREMISES AFFECTED—318 West 70th street, south side, 218 ft. 1¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan.

APPEARANCES—
For Applicant: Stanley H. Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (589-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from one family dwelling to cat and dog hospital and one family residence, affecting premises 318 West 70th street, south side, 218 ft. 1¼ in. west of West End avenue (Block 1181, Lot 42), Borough of Manhattan, was granted by the Board July 20, 1948, on certain conditions; and

WHEREAS, time to obtain a certificate of occupancy was extended January 25, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 20, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . granted under section 7 subdivision e for a term of five (5) years from date of this amended resolution, to permit . . . . . that other than as herein amended, the resolution adopted on July 20, 1948, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. Applic. 637-48)."

773-48-BZ

APPLICANT—Esso Standard Oil Co., for Nicholas R. Imperiale, owner.

SUBJECT—Application for consideration—approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i, 7e and 7h of the zoning resolution, permitting in a residence and retail use district, for a term of ten years, the erection and maintenance of a gasoline service station, to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in the open area and with curb cuts more than permitted distance from the intersection.

PREMISES AFFECTED—162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Plans approved.

THE VOTE TO APPROVE PLANS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (773-48-BZ)

WHEREAS, this application under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories and motor vehicle repair shop with parking and storage of more than five (5) motor vehicles in open area, and with curb cut more than permitted distance from intersection; affecting premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens, was granted by the Board February 15, 1949, on certain conditions; and

WHEREAS, the resolution was amended February 15, 1950; and

WHEREAS, the applicant requested approval of plans submitted as being in substantial compliance with the requirements of the Board's resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* the drawings marked "Received March 15, 1950" (4 sheets) as in substantial compliance with the resolution adopted by the Board on February 15, 1949, as amended by resolution adopted on February 15, 1950, with the following modifications:

1. To permit the elimination of the boilerroom;
2. To permit the windows in the rear wall of the building as shown on such plans;
3. To permit the dimensions of curb cuts on Rockaway boulevard, as shown on such plans;
4. To permit the dimensions of curb cuts on 145th drive, as shown on such plans;
5. To permit the block of concrete to extend 5 feet from the intersection along both streets instead of 10 feet as originally required;
6. To permit the revision in the planting area, as shown on such working drawings.

253-49-BZ

APPLICANT—A. H. Salkowitz, for William R. Lanahan, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (store), using more than the area permitted.

PREMISES AFFECTED—97-33 to 97-35 Queens boulevard, north side, 118.44 ft. east of 64th avenue (Block 2091, Lot 6), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD — Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (253-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building (store) using more than the area permitted, affecting premises 97-33 to 97-35 Queens boulevard, north side, 118.44 feet east of 64th avenue (Block 2091, Lot 6), Rego Park, Borough of Queens was granted by the Board June 21, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 21, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. App. 50-49)."

831-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Beach 35th Street and Boardwalk Corp., owner.

SUBJECT — Application for consideration — reopening as Vol. II—re new proposal—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit partly in a residence and partly in a business use district, the conversion of handball courts to kiddie rides (previously granted by the Board re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street; 62-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

APPLIANCE AND MATERIALS SUBMITTED FOR APPROVAL

1107-39-SM

APPLICANT—Insulite Division of Minnesota and Ontario Paper Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re Graylite Building Board (previously approved).

APPEARANCES—

For Applicant: Alfred L. Gregory and Milton H. Williams.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

824-47-SA

APPLICANT — Frigidaire Division of General Motors Corp., owner.

SUBJECT—Application for consideration—reopening re revised model — WO-65 re Frigidaire Automatic Washer, Models WK-60 and WL-60 (previously approved).

APPEARANCES—

For Applicant: Ralph A. Peters.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

1023-48-SM

APPLICANT—The American Welding and Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re change in design—re American Steel Door, 1¾ in. Flush Steel Door and Frame; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 6:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority
CHAPTER 508 OF 1948

§ 310. **Board of appeals.** 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

(1) Height and bulk;

(2) Required open spaces;

(3) Minimum dimensions of yards or courts; or

(4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

(1) Required open spaces; or

(2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.
Address all communications to the Chairman

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Fire Retarding Rules for Garages, etc.

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 12, 1950, Copy of Petition and Order of Certiorari was served on this Board by Berman & Silver, attorneys for Morris Sipzener, an objecting property owner, seeking a review of the Board's action on June 6, 1950, in granting a variance under Section 7e of the Zoning Resolution, for a term of fifteen (15) years, to permit in a residence use district premises to be occupied as a gasoline service station, lubritorium, auto washing, accessory sales and office; Cal. No. 114-50-BZ; premises 1924-1938 Linden Boulevard and 786-796 Pennsylvania Avenue, southwest corner, Borough of Brooklyn.

HOURS OF CONSULTATION
10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to July 11, 1950

Cal. No. *Dept.* *Premises Affected.*

507-50-BZ—H.B.Q.—131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens, N.B. 2761-50.

508-50-A—H.B.Q.—175 Beach 48th street, west side, 188 ft. south of Edgemere avenue (Block 337, Lot 38), Arverne, Borough of Queens, N.B. 3012-50.

509-50-BZ—H.B.Q.—116-11 to 116-21 Newport avenue and 252-260 Beach 117th street, southeast corner (Block 664, Lots 1 and 4), Rockaway Park, Borough of Queens, N.B. 5463-50.

510-50-BZ—H.B.M.—2-4 Amsterdam avenue and 503-505 West 59th street, northwest corner (Block 1151, Lots 29 and 30), Borough of Manhattan, N.B. 27-50.

511-50-A—F.D.—34-02 to 34-20 Queens boulevard, south side, 45-02 to 45-58 35th street, west side, 34-01 to 34-19 47th avenue, north side and 45-01 to 45-57 34th street, east side, entire block (cellar and 1st floor); (Block 246, Lot 1), Long Island City, Borough of Queens, 25869-LF and Decision.

512-50-BZ—H.B.B.—228 Avenue U, south side, 101 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 12), Borough of Brooklyn, Amendment to N.B. 356-49.

513-50-BZ—H.B.Q.—180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens, N.B. 4420-50.

514-50-BZ—H.B.B.—187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn, N.B. 703-50.

515-50-A—H.B.Q.—33-34 and 33-52 Crescent street, northwest corner of 34th avenue and southwest corner of 33rd road; 21-20 to 21-80 33rd road, south side, 242.37 ft. and 377.04 ft., east of 21st street and 186.21 ft., 320.87 ft., and 455.54 ft., west of Crescent street; 21-25 to 21-85 34th avenue, north side, 150.61 ft., 285.29 ft., and 419.95 ft., west of Crescent street and 275.66 ft., and 410.32 ft., east of 21st street (Block 557, Lot 3), Long Island City, Borough of Queens, Amendment to N.B. 4823 to N.B. 4834-49, inclusive.

516-50-A—H.B.Q.—150-21 to 150-61 78th road, northwest corner of 153rd street (Block 6710, Lots 3-23 inclusive), Flushing, Borough of Queens, N.B. 7986 to N.B. 8006-49, inclusive.

517-50-A—H.B.Q.—150-44 to 150-62 78th road, southwest corner of 153rd street (Block 6711, Lots 75-84, inclusive), Flushing, Borough of Queens, N.B. 8007 to N.B. 8016-49, inclusive.

518-50-A—H.B.B.—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn, Alt. 2691-49.

519-50-BZ—H.B.Bx.—1242 White Plains road, east side, 380 ft. north of Gleason avenue (Block 3768, Lot 17), Borough of The Bronx, N.B. 769-50.

520-50-A—F.D.—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn, Decision.

521-50-A—F.D.—87-92 Van Dam street, north side, 100 ft. west of Hudson street (10th floor); (Block 597, Lot 65), Borough of Manhattan, Decision.

522-50-A—H.B.M.—591 Park avenue, east side, 100.5 ft. north of 63rd street (Block 1398, Lot 72½), Borough of Manhattan, B.N. 1276-50.

523-50-SA—Zyx Oil Burner, manufactured by Paul Traub, Appliance.

524-50-BZ—H.B.B.—4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn, Alt. 1986-50.

525-50-BZ—H.B.M.—5210, 5240, 5360 and 5480 Broadway; 49 and 69 West 225th street; 2811, 2831 and 2861 Exterior street; 210 West 230th street and 125 West 228th street—blocks bounded by West 225th street, West 228th street, Broadway, Marble Hill avenue, West 230th street and Exterior street (Block 3265, Lot 1 and Block 3402, Lot 637), Borough of The Bronx; (Block 2215, Lots 116, 130 and 623), Borough of Manhattan, Marble Hill Houses, Amendment to N.B. 252 to N.B. 262-48.

526-50-A—F.D.—Re: Transportation of No. 2 Fuel Oil in Tank Truck in New York City (tank trucks not in conformity with Fire Department Specifications covering fuel oil trucks), Decision.

Restored to Docket

800-39-SM—Vol. III—Perforatable Sabinite (reopened July 11, 1950 to include additional material—previously approved re Sabinite Float Finish and Sabinite Trowel Finish (acoustical plaster), manufactured by United States Gypsum Co., Material.

499-40-SA—Vol. II—Reznor Gas Heaters—(reopened July 11, 1950 re new line of heaters)—previously approved re Reznor and Carrier Gas Heaters, manufactured by Reznor Manufacturing Co., Appliance.

733-49-SM—Aetna Hollow Steel 1½ Hour Fire Door (1⅜ in. thickness); (previously approved—reopened July 11, 1950 re change in dimensions of door); manufactured by Aetna Steel Products Corp., Material.

866-48-BZ—H.B.Q.—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens, N.B. 5526-48.

CALENDAR

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RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	June 20, 1950—Vol. 35, No. 25
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May 23, 1950—Vol. 35, No. 21
Fire Retarding Rules for Garages, etc.	July 18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	June 13, 1950—Vol. 35, No. 24
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	May 30, 1950—Vol. 35, No. 22
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Smoking in Factories, Rules for	May 2, 1950—Vol. 35, No. 18
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Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19	Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 18, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 18, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

103-50-BZ—Application, January 26, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Wechsler and Schimmenti, applicants, on behalf of 2157 Prospect Avenue Corporation, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium and auto laundry and to permit the existing loading platform for laundry on adjoining premises to remain; premises 750 East 182nd street, south side, 35 ft. west of Prospect avenue, and 2169 Prospect avenue (Block 3097, Lots 39, 33 and 23), Borough of The Bronx.

155-50-BZ—Application, March 7, 1950, under sections 7f and 7A of the zoning resolution, of Paul Friedman, applicant, on behalf of Leah Miller, owner, to permit in a business use district, the erection and maintenance of a gasoline service, station, lubritorium, auto washing, sale of auto accessories and office; with a business entrance more than the permitted distance from the intersection for a term of fifteen years; premises 122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 to 116th avenue, southeast corner of 122nd street (Block 11679, Lot 2), South Ozone Park, Borough of Queens.

961-48-BZ—Vol. II—Reopened June 20, 1950 to consider extension in area—Application, June 7, 1950, under section 7h of the zoning resolution of Gerard C. Henigan, applicant on behalf of Lena Maria Rasch, owner, to permit in a residence use district, the extension of a parking and storage lot for more than five motor vehicles; premises 2717-2739 Pitkin avenue, 435-481 Euclid avenue, northeast corner, 1026-1048 Glenmore avenue, southeast corner of Euclid avenue, 366-376 and 402-412 Pine street (Block 4214, Lot 1), Borough of Brooklyn.

681-41-BZ—Vol. II—Reopened June 20, 1950, to consider continuance of use—Application, June 12, 1950, under section 7h of the zoning resolution of Max Horn, applicant, on behalf of Eugene Kral, owner, to permit in a residence use district, the parking and storage of more than five motor vehicles; premises 91 Beach 87th street, 92 Beach 88th street and north side of Shore Front parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

416-50-A—Application filed pursuant to Section 35 of the General City Law to permit the use of premises partly in the bed of a mapped street for the parking and storage of motor vehicles; 91 Beach 87th street, 92 Beach 88th street and north side of Shore Front Parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

418-50-BZ—Application, May 14, 1950, under sections 21 and 7h of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Bell Associates, Inc., owner, to permit in a residence use, D area district the erection of more than one building on a lot without the required yards and courts and to permit the parking of motor vehicles on open portions of the plot; premises 220-02 to 229-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens.

419-50-A—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue;

CALENDAR

74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens (under section 36, General City Law re buildings not facing on legal streets).

269-50-BZ—Application, April 25, 1950, under section 7e of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

273-50-BZ—Application, April 10, 1950, under sections 7c and 21 of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Aznive Haig, owner, to permit in a local retail use district the proposed office above the first story, in a proposed building to be used as stores on the first floor; premises 814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx.

429-50-A—814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx; (under section 35, General City Law re partly in bed of mapped street—Bussing avenue).

1014-22-BZ—Reopened May 31, 1950 as Volume II—Application May 4, 1950, under sections 7e and 21 of the zoning resolution of Gustave Goldman, applicant, on behalf of 1735 University Avenue Corporation, owner, to permit in a residence use, B area district, the erection of a business building (store) using more than the area permitted; premises 101-107 West 188th street and 2455 University avenue, northwest corner (Block 3219, Lot 208), Borough of The Bronx.

242-26-BZ—Reopened March 7, 1950 as Volume II—Application, January 31, 1950, under section 7c of the zoning resolution of Allen A. Blaustein, applicant, on behalf of Sanders Theatre Corporation, owner, to permit in a residence use district, the change in occupancy from store and motion picture theatre (previously granted by the Board) to motion picture theatre and vaudeville; and to permit display cases (inside candy stand); premises 187-189 Prospect Park West, southeast corner of 14th street (Block 1103, Lot 37), Borough of Brooklyn.

276-43-BZ—Reopened June 6, 1950 as Volume II—Application May 16, 1950, under sections 7c, 7f and 21 of the zoning resolution of Robert Gottlieb, applicant, on behalf of Santini Building Corporation, owner, to permit in a residence use district, the conversion of existing warehouse to storage garage for more than five and less than two hundred motor vehicles; premises 3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406G, Lot 441), Borough of The Bronx.

919-46-BZ—Reopened March 28, 1950 as Volume II—Application, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee), to permit in a business and unrestricted use, D area district, a lumber storage building to be used in conjunction with existing woodworking shop with the area of the building on lot in excess of that permitted (previously granted by the Board the reconstruction of structure, using more than the area permitted); premises 713-731 East 98th street, 98-01 to 98-07 Ditmas avenue, northeast corner and 736-765 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

14-50-BZ—Application, January 12, 1950, under section 21 of the zoning resolution, of Jacob Berman, applicant, on behalf of Morris Tannen, owner, to permit in a residence use, G1 area district, the maintenance of existing two family residence without the required rear yard; premises 80-63 208th street, east side, 162.04 ft. north of Midland Drive (Block 7782, Lot 14), Hollis, Borough of Queens.

144-50-BZ—Application, February 7, 1950, under sections 7e, 7h and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Habco Estates, Incorporated, owner, to permit in a residence local retail and retail use, D area district, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees cars; premises 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eveleth road (Blocks 12493, 12494,; Lots 53, 60, 73, 76, 8), Springfield Gardens, Borough of Queens.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

253-50-BZ—Application, April 10, 1950, under sections 7c and 7f of the zoning resolution, of William H. Byrne, applicant, for Estate of John Cullen, deceased, owner (Margaret C. Dowling, executrix), to permit in a business use district, the change in use of existing building from stores, storage and junk shop, to a garage for more than five motor vehicles; premises 2097-2103 First avenue, 324-348 East 108th street, southwest corner, and 333-335 East 107th street (Block 1679, part of Lot 27), Borough of Manhattan.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Company, Inc., lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

310-50-BZ—Application, April 25, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Max and Theresa Hummel, owners, to permit in a business use district the erection and maintenance of a gasoline service station for boats and for patrons who use boat yard; premises 164-30 95th street, west side, 220 ft. north of 165th avenue (Block 4153, Lot 46), Howard Beach, Borough of Queens.

341-50-BZ—Application, May 15, 1950, under section 7A of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Wacrest Construction Corp., owner, to permit in a retail use district the installation of show windows, business entrances and business signs more than

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the permitted distance from the intersection premises 25-01 to 25-09 36th avenue and 35-51 to 35-57 Crescent street, northeast corner (Block 339, Lot 21), Astoria, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

384-50-BZ—Application, June 2, 1950, under sections 7e and 21 of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Francis J. Wilson, owner, to permit in a residence use district the erection and maintenance of a business building (stores); premises 9 Hillside avenue, south side, 2 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan.

432-50-BZ—Application, June 15, 1950, under section 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Tishman Realty and Construction Co., owner, to permit in a business use, D area district the erection and maintenance of a building to be used as stores, using more than the area permitted; premises 62-06 to 62-28 Woodhaven boulevard, west side, 392.73 ft. north of 62nd drive (Block 2974, Lot 137), Rego Park, Borough of Queens.

453-50-BZ—Application, June 22, 1950, under section 21 of the zoning resolution, of Hemlock Realty Corp., applicant and owner, to permit in a residence and local retail use, D area district the erection and maintenance of a business building (stores), using more than the area permitted; premises 797-819 Stanley avenue, north side, from Ashford street to Cleveland street (Block 4359, Lots 28, 38 and 39), Borough of Brooklyn.

421-50-BZ—Application, June 5, 1950, under sections 7a, 7f, 7i, 7h and 21, of the zoning resolution, of Fred C. Dahlem, applicant on behalf of Pincus Blear, owner, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10—formerly 10, 11 and 12), Borough of Manhattan.

422-50-A—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10, formerly 10, 11 and 12), Borough of Manhattan.

200-33-BZ—Reopened June 20, 1950 as Volume III—Application, June 7, 1950, under sections 7f, 7i and 21 of the zoning resolution, of Leo Kornblath, applicant, on behalf of Irving Wenig, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and office; premises 331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.

444-50-A—331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.

457-50-BZ—Application, June 21, 1950, under sections 7c 7h and 7i of the zoning resolution, of A. R. Kartzman, applicant, on behalf of Ho-Pan Realty Corp. and 3027 Coney Island Ave. Corp., owners, to permit in a business use district the relocation and reconstruction of an existing gasoline service station, and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling; premises 3005-3031 Coney Island avenue and 165-178 Neptune avenue, northeast corner (Block 7511, Lots 4, 10, 11, 13 and 15), Borough of Brooklyn.

423-50-BZ—Application, June 6, 1950, under section 7e and 21 of the zoning resolution, of Irving Kudroff, applicant, on behalf of Johrosdon Realty Corp., owner, to permit in a residence use, C area district, the erection and maintenance of a business building (Post Office), using more than the area permitted; premises 1525 Gun Hill road, 2915 Mickle avenue, southwest corner and northwest corner of Gun Hill road and Arnow avenue (Block 4783, Lot 47), Borough of The Bronx.

426-50-BZ—Application, June 9, 1950, under sections 7c and 21 of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Tumac Realty Corporation, owner, to permit in a residence and business use, C area district the erection and maintenance of a business building, using more than the area permitted; premises 1181-1201 East New York avenue and 632-636 Ralph avenue, northwest corner and 1924-1946 Union street (Block 1399, Lot 125), Borough of Brooklyn.

492-50-A—480 Herkimer street, southeast corner of Albany avenue (1st floor); (Block 1705, Lot 1), Borough of Brooklyn.

523-50-A—Re: Packaging, transportation and sale of combustible mixture known as "U-Need-It" anti-Freeze in one quart and one gallon sealed containers in New York City (containers not in conformity with Administrative Code Requirements).

526-50-A—Re: Transportation of No. 2 fuel oil in tank trucks in New York City (not in conformity with fire department specifications governing tank trucks).

HARRIS H. MURDOCK, *Chairman.*

JULY 18, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 18, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

134-35-SA—Sherwood Brothers Incorporated (Oil Heating Division); (reopened September 9, 1941 re amendment of resolution to include additional models).

361-32-SA—Fluid Heat Wall Flame Rotary Oil Burner, Models SA and SM (previously approved re Fluid Heat Oil Burner); (reopened November 9, 1949 re amendment of resolution to include approval of additional models).

27-50-SM—USG Adjustable Wall Furring Bracket.

172-50-SM—Hi-Way Cinder Blocks, Hi-Way Sand Concrete Blocks and Hi-Way Waylite Concrete Blocks.

84-50-SA—American Solid Curb Petroleum Dry Cleaning Extractors Motor Drive 20″, 26″ and 30″ and American Open Top Petroleum Dry Cleaning Extractors Motor Drive 40″, 48″ and 63″.

718-47-SM—Parkway Cinder and Cement Blocks.

85-50-SA—American Zone-Air Dry Cleaning Tumblers Motor Driven, 36 in. x 24 in. and 36 in. x 30 in. and American Super Speed Petroleum Dry Cleaning Tumblers, Motor Driven 42 in. x 60 in., 42 in. x 90 in. and 42 in. x 120 in.

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516-49-SA—Lennox Gas Fired Heating Unit—Models Nos. GT1-54 and GT1-70.

348-40-SM—Paragon Sand Lime Brick.

485-39-SM—Vol. II—USG Rocklath Accessories (reopened March 1, 1949 re amendment of resolution as to change of name of United States Gypsum Company Rocklath accessories and approval of one new clip (combination of two previously approved clips).

359-50-SA—ABC-O-Matic Home Laundry Automatic Washer, Model 50.

216-47-SA—Incinor (Incinerator), Model S-2.

590-49-SA—Minneapolis-Honeywell Reg. Company Flame Detector Relay, Type R7009A, Industrial Photocell Mount Type C7000 3A, Flame Rectifier Type C7004B (pilot or mainflame check on industrial oil burners).

86-50-SA—American Buckeye Petroleum Dry Cleaning Washers, Sizes 30 in. x 40 in., 30 in. x 48 in., 36 in. x 48 in., 36 in x 54 in., 36 in. x 64 in., 42 in. x 54 in., 42 in. x 64 in., 42 in. x 84 in., and 54 x 70 in., Belt driven and individually motor driven type.

295-50-SA—Florence Gas Space Heaters—Models CV-200 and CVP-202.

180-50-SA—Florence Radiant Gas Space Heaters — Models RCV-351, RCV-356, RCV-456, RCV-651 and RCV-656.

808-46-SM—Sargent Incinerator Hopper Door No. 5 Flush Type (reopened March 28, 1950 re amendment of resolution as to change of construction of hopper door).

450-48-SM—Permalite Plaster (Fireproofing for steel columns).

47-50-SM—Yonkers Concrete Products Inc. Lightweight Concrete Blocks, using Lelite as the aggregate.

374-50-SM—New York Steel Tank Corporation 275 Gallon Fuel Oil Tank.

448-50-SA—Crotty Water Wall Furnace with Integral Fuel Oil Heater.

222-50-SA—Hamilton Automatic Gas Clothes Dryer Model 1000-G.

938-39-SM—Lockaire (board form rigid building insulation); (reopened May 2, 1950 re amendment of resolution to include ½ inch in thickness Lockaire Insulation Board).

1379-39-SM—Nailable Cinder Concrete Blocks (reopened December 20, 1949 re amendment of resolution to include additional size blocks).

109-50-SM—Trenjer Anti-syphon ball cock.

451-50-SA—Esko Drying Ovens (Gas fired).

886-49-SA—Paracoil Type E1 Fuel Oil Preheater.

89-49-SA—Todd Safety Arrangement for Below-Water-Line Oil Heating.

931-49-SA—Capitol High Speed Electric Spray Bake Conveyor (machine sprays and bakes synthetic resin materials on metal parts).

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

879-47-A—Vol. II—24 Harbor lane (Crescent Court), south side, 150 ft. west of Harbor View Terrace (Block 5975, Lot 208), Borough of Brooklyn (reopened June 20, 1950); (under section 36, General City Law re building located on street not on City Map).

405-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of an addition to the second story of an existing building located in the bed of a mapped street (51st street); premises 45-48 51st street, west side, 100 ft. north of 47th avenue (Block 2283, Lot 64), Woodside, Borough of Queens.

388-50-A—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

779-49-A—743 Fifth avenue, east side, 62 ft. 3 in. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan.

400-50-A—55-61 East 52nd street, north side, 150 ft. east of Madison avenue (1st floor and mezzanine); (Block 1288, Lots 26½, 27, 27½, and 28), Borough of Manhattan.

98-48-A—Vol. II—31-43 (35 displayed) Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn; (reopened June 6, 1950).

272-50-A—186-192 West 4th street and 9-13 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.

424-50-A—250-258 Meserole avenue and 245 Russell street, southwest corner (Block 2628, Lot 9—formerly 6), Borough of Brooklyn.

430-50-A—2392 Grand avenue, east side, 150 ft. north of West 184th street (Block 3199, Lot 7), Borough of The Bronx.

466-50-A—178 Duffield street, west side, 225 ft. south of Myrtle avenue (Block 2058, Lot 37), Borough of Brooklyn.

404-50-A—929 East 169th street, north side, 60.2 ft. east of Fox street (Block 2719, Lot 78), Borough of The Bronx.

515-50-A—33-24 and 33-52 Crescent street, northwest corner of 34th avenue and southwest corner of 33rd road; 21-20 to 21-80 33rd road, south side, 242.37 ft. and 377.04 ft. east of 21st street and 186.21 ft., 320.87 ft., and 455.54 ft., west of Crescent street; 21-25 to 21-85 34th avenue, north side, 150.51 ft., 285.29 ft., and 419.95 ft., west of Crescent street and 275.66 ft., and 410.32 ft., east of 21st street (Block 557, Lot 3), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JULY 25, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 25, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

619-41-BZ—Reopened April 11, 1950 as Volume II—Application, March 15, 1950, under sections 7c and 7e of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit

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in a residence and local retail use district, the extension in area of existing gasoline service station, and the reconstruction of station and building to include lubritorium, auto laundry and addition of a motor vehicle repair shop (previously granted by the Board in a business use district, the alteration of an existing gasoline station and erection of new accessory building); premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

727-49-BZ—Reopened February 21, 1950 as Volume II—Application, April 26, 1950 under sections 7f and 7h of the zoning resolution of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

72-50-BZ—Application, January 17, 1950, under sections 7e, 7f, 7h and 7A and 21 of the zoning resolution, of Brimac Realty Corporation, applicant and owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office and sales, and storage of auto accessories, and to permit the existing one story metal lunch room to remain, with an entrance to the gasoline service station more than permitted distance from intersection; premises 171-04 to 171-20 Linden boulevard and 114-01 Merrick boulevard, southeast corner (Block 12393, Lot 1), St. Albans, Borough of Queens.

339-50-BZ—Application, April 4, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Burke Bronstein, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store and market); (loading and unloading space using more than the area permitted); (previously granted by the Board for the parking and storage of more than five motor vehicles); premises 9524-9530 Church avenue and 508-518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn.

380-50-BZ—Application, May 23, 1950, under section 7e of the zoning resolution, of Saul S. Nevins, applicant, on behalf of Reiner Heating Corporation, owner (Tremont Chevrolet Company, Inc., lessee), to permit in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing; premises southeast corner of Bruckner boulevard and Colgate avenue (Block 3649, Lot 30), Borough of The Bronx.

247-50-BZ—Application, April 11, 1950, under sections 7e, 7f, 7i and 7A of the zoning resolution, of Acacia Service Stations Inc., applicant, on behalf of Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with curb cuts more than the permitted distance from the intersection; premises 47-01 to 47-21 Borden avenue (Midtown highway), north side, from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

394-50-A—47-01 to 47-21 Borden avenue (Midtown highway), north side from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens under section 35 of General City Law re bed of mapped street—proposed widening of Borden avenue.

485-40-BZ—Reopened May 2, 1950 as Volume II—Application, April 19, 1950, under sections 7c and 21 of the zoning resolution of Simon B. Zelnick, on behalf of Hefran Realty Company, Inc., and Methill Realty Corporation, owners, to permit in the retail use, D area district portion of a plot located in a residence and retail use district, the extension to existing structure using more than the area permitted; premises 2167-2169 Westchester avenue, north side, 104.67 ft., west of Castle Hill avenue and 40 ft. east of Purdy street and 1313 Castle Hill avenue, west side, 100 ft. north of Westchester avenue (Block 3935, Lots 6 and 1), Borough of The Bronx.

307-50-BZ—Application, May 4, 1950, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Crawford Improvement Company, Incorporated, owner, to permit in a business use district, the erection and maintenance of a gasoline service center, lubritorium, car washing, motor vehicle repairs, office and salesroom; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 2646-2656 Coney Island avenue and 756-766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn.

298-50-BZ—Application, April 19, 1950, under section 7c of the zoning resolution, of Adolf C. Blechner, applicant and owner, to permit in a residence and business use district, the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform; premises 325-331 East 148th street, north side, 225 ft. west of Courtlandt avenue and 324-328 East 149th street, south side, 225 ft. west of Courtlandt avenue (Block 2330, Lot 30), Borough of The Bronx.

39-50-BZ—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution, of Lama, Proskaue and Prober, applicants, on behalf of Socony Vacuum Oil Company, owner (Jack Greenberg, lessee), to permit in a business use district, the addition of the parking and storage of motor vehicles on unbuilt upon portion of existing gasoline service station, lubritorium, auto washing and office; premises 1082-1090 Union street and 1566-1570 Bedford avenue, southwest corner (Block 1273, Lot 40), Borough of Brooklyn.

256-49-BZ—Application, March 23, 1949, under section 7c of the zoning resolution, of Louis Lieberman, applicant, on behalf of Gaetano Ramieri, owner, to permit in a residence and unrestricted use district, the change in occupancy from kindergarten, gymnasium, club meetings and church to factory and showroom; premises 25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (Block 259, Lot 15), Borough of Brooklyn.

257-49-A—25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (cellar, 1st, and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia

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street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

322-47-BZ—Reopened April 18, 1950 as Volume II—Application, March 20, 1950, under sections 7e and 21 of the zoning resolution of Wechsler and Schimmenti, applicants, on behalf of Briguglio and Gaddy, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building without the required rear yard, and to permit the parking of motor vehicles on unbuilt upon portion of lot with an entrance (curb cut) for the ingress and egress of motor vehicles (previously denied by the Board, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop and paint shop, Lots 12, 13, 27); premises 91-15 139th street, east side, 100.10 ft. north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens.

1108-47-BZ—Reopened March 7, 1950 as Volume II—Application, February 15, 1950, under sections 7c and 7e of the zoning resolution of Henry Nordheim, applicant, on behalf of Rae Stiller, owner, to permit in a business use district, the change in occupancy from garage for five motor vehicles to dry cleaning, wet wash laundry and store to receive the garments for cleaning and laundry; premises 4500-4510 Furman avenue and 725 East 239th street, northeast corner (Block 5085, Lot 5), Borough of The Bronx.

5-50-BZ—Application, January 5, 1950, under sections 7a and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Mallett Bros., Inc., owner, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot, and the extension to the existing garage; premises 2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

301-50-A—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

134-50-BZ—Application, February 28, 1950, under section 21 of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Pasquale Lancieri, owner, to permit in a business use, B area district, the extension of existing building at rear on first story, using more than the area permitted; premises 2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4¼ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

135-50-A—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4½ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

217-50-BZ—Application, March 29, 1950, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Shop With Confidence, Inc., owner, to permit in a business use, C area district, the extension to existing building on first floor and cellar, using more than the area permitted; premises 1316 Avenue J, south side, 60 ft. west of East 14th street (Block 6715, Lot 7), Borough of Brooklyn.

265-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Emil Koeppel and Son, applicants, on behalf of Edward Safay, owner, to permit in a business use, C area district, the extension to existing second floor, using more than the area permitted, and without the required rear yard, to be used as additional bowling alleys; premises 503-507 Ovington avenue, north side, 22 ft. 6½ in. east of Fifth avenue (Block 5874, Lot 90), Borough of Brooklyn.

300-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Robert V. Henning and George Henning, owners (Belmont Smelting and Refining Works, Inc., lessee), to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted; premises 314-336 Belmont avenue, south side, from Alabama to Georgia avenues, 251-285 Alabama avenue and 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11); (Block 3752, Lot 3), Borough of Brooklyn.

316-50-BZ—Application, May 1, 1950, under section 7f of the zoning resolution, of Joseph Martine, applicant, on behalf of Beremed Realty Company, Incorporated, owner, to permit in a retail use district, the use of cellar and sub-cellar of proposed twelve story building as a non storage garage for more than five and less than two hundred motor vehicles; premises 1029-1039 Avenue of the Americas (6th), 100-106 West 39th street, southwest corner and 103-105 West 38th street (Block 814, Lots 32, 33 and 38 to 45 inclusive), Borough of Manhattan.

386-50-BZ—Application, June 5, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Albert E. Deer, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the reconstruction of an existing gasoline service station and metal garages to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 1995 (1993-1999 displayed) Atlantic avenue and 261 Saratoga avenue, northeast corner (Block 1562, Lot 1), Borough of Brooklyn.

365-50-BZ—Application, May 23, 1950, under sections 7c, 7h and 7A of the zoning resolution, of Casper P. Colla, on behalf of Maresco Holding Corporation, owner, to permit in a residence and business use district, the extension of existing restaurant into the residence use portion of the plot, and to permit the parking of patrons' motor vehicles in the residence use portion of the plot, with entrances more than the permitted distance from the intersection premises; 3159-3169 Emmons avenue and 2823-2857 Coyle street, northeast corner (Block 7508, Lots 118, 124 and 85), Borough of Brooklyn.

51-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (two motor vehicles) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 110-14 Jewel avenue, south side 100 ft. east of 110th street (Block 2231, Lot 12), Forest Hills, Borough of Queens.

50-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and mainte-

CALENDAR

nance of an accessory garage (one motor vehicle) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 108-47 Jewel avenue, north side, 100 ft. west of 110th street (Block 2220, Lot 44), Forest Hills, Borough of Queens.

319-32-BZ—Reopened June 6, 1950 as Volume II—Application May 10, 1950, under section 7f of the zoning resolution of Goldwater and Flynn, applicants, on behalf of Robert P. Marshall, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium, for a term of fifteen years (previously granted by the Board but never constructed); premises Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JULY 25, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July* 25, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

123-21-S—Vol. II—164-174 East 116th street, south side, 175 ft. west of 3rd avenue (1st floor); (Block 1643, Lots 44 and 146), Borough of Manhattan (reopened June 6, 1950).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

638-41-SM—United States Gypsum Pyrobar Gypsum Partition Tile; (reopened March 1, 1949 re amendment of resolution to include lighter weight USG Pyrobar Gypsum Partition Tile).

344-50-SA—Smithway Vertical Turbine Pump—4 inch through 16 inch (open and closed impellers).

345-50-SA—Smithway Type "VC" Pump—4 inch through 16 inch—open and closed Impellers.

477-46-SA—Vol. III—Westinghouse Laundromat; (reopened June 20, 1950 re amendment to resolution to include Model L-5).

223-50-SM—Wall-Tex (Fabric Wall Covering).

461-50-SM—Dexolium-Woven Cotton Vinyl Coated Lightweight (Fire Retardent).

462-50-SM—Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent).

431-43-SM—Vol. II—Radiator Specialty Company Pre-Formed Closet-Bowl Setting Seal Rings; (Reopened December 21, 1948 re Radiator Specialty Company Pre-Formed Setting Seal Rings (previously withdrawn).

683-38-SA—Vol. III—Janitrol Gas Fired Unit Heaters; (reopened October 11, 1949 re amendment of resolution to include approval of Janitrol Gas Fired Unit Heater—Series UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94).

61-50-SA—Aldrich Heat-Pak Oil Burner—Models AX, CX, SAX, 1, 2, 3, BX and JU.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 11, 1950, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

319-32-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application reopened June 6, 1950 — re Application (decision of the borough superintendent) under section 7f of the zoning resolution to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium for a term of fifteen years (previously granted by the Board but never constructed).

PREMISES AFFECTED—Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx.

APPEARANCES—

For Applicant: Monroe Goldwater, Samuel Rosenblum and Robert P. Marshall.

For Opposition: Irving Abraham and Harry Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950 at 10 A.M. for inspection and decision without further argument.

2-42-BZ—Vol. II

APPLICANT—Joseph Lau, for Max Minker, owner.

SUBJECT—Application reopened May 16, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop, (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950).

PREMISES AFFECTED—260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, Matthew Chess and Max Minker.

For Opposition: Nathan Meltzer, Esther Rubin and Morris J. Bricker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision.

322-47-BZ—Vol. II

APPLICANT—Wechsler and Schimmenti, for Briguglio and Gaddy, Inc., owner.

SUBJECT—Application reopened April 18, 1950—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building without the required rear yard, and to permit the parking of motor vehicles on unbuilt upon portion of lot with an entrance (curb cut) for the ingress and egress of motor vehicles (previously denied by the Board, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop and paint shop, Lots 12, 13, 27).

PREMISES AFFECTED—91-15 139th street, east side, 100.10 ft. north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Wechsler and Frank Briguglio.

For Opposition: Peter Sprague, Rev. Terezakis, Frank X. Pieters, Mabel McGahie, Anna Dickinson, Julia Titcomb, Catherine B. Pieters and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection by a committee; hearing closed. Applicant to file revised application blank, indicating new ownership of premises.

1108-47-BZ—Vol. II

APPLICANT—Henry Nordheim, for Rae Stiller, owner.

SUBJECT—Application reopened March 7, 1950—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a business use district, the change in occupancy from garage for five motor vehicles to dry cleaning, wet wash laundry and store to receive the garments for cleaning and laundry.

PREMISE AFFECTED—4500-4510 Furman avenue, and 725 East 239th street, northeast corner (Block 5085, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim, Louis Stiller and Morton Stiller.

For Opposition: Anna Milo, Dominick Lo Bianco, Frances Lo Bianco, Mrs. Rusciano, John W. Weigel, Lauro Milo, Adele Mentrasti and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

256-49-BZ

APPLICANT—Louis Lieberman, for Gaetano Ramieri, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy from kindergarten, gymnasium, club meetings and church, to factory and showroom.

PREMISES AFFECTED—25-29 Columbia place, east side, 248 ft. north of State street and 26-28 Willow place (cellar, 1st and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: Selma L. Wallace and Joseph Lopez.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for applicant to file revised plans.

5-50-BZ

APPLICANT—Henry Nordheim, for Mallett Bros., Inc., owner.

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SUBJECT—Application (decision of the borough superintendent) under section 7a and 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot, and the extension to the existing garage.

PREMISES AFFECTED—2509-2527 Glebe avenue, north side, 87.72 ft. East of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and R. Alfred Mallett.

For Opposition: Michael Lagana, Josephine M. Oliveto, Philip Volz and Mary Cicchetti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument.

39-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner (Jack Greenberg, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of the parking and storage of motor vehicles on unbuilt upon portion of existing gasoline service station, lubritorium, auto washing and office.

PREMISES AFFECTED—1082-1090 Union street and 1566-1570 Bedford avenue, southwest corner (Block 1273, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for applicant to file revised plans.

50-50-BZ

APPLICANT—A. H. Salkowitz, for B. Mittman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (one motor vehicle) without the required rear and side yards, resulting in excess coverage for structures on plot.

PREMISES AFFECTED—108-47 Jewel avenue, north side, 100 ft. west of 110th street (Block 2220, Lot 44), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, Bernard Mittman and Phyllis Mittman.

For Opposition: Austin B. Mandel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

51-50-BZ

APPLICANT—A. H. Salkowitz, for E. Mittman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (two motor vehicles) without the required rear and side yards, resulting in excess coverage for structures on plot.

PREMISES AFFECTED—110-14 Jewel avenue, south side, 100 ft. east of 110th street (Block 2231, Lot 12), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, E. Mittman and S. Mittman.

For Opposition: Austin B. Mandel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

55-50-BZ

APPLICANT—Burke, Morrison & Green, for 75-02 Austin Street Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling using more than the area permitted.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke, Kalman Klein and Samuel Paulo.

For Opposition: Paul S. Bolger, Frank S. Murty, Daniel E. Barry and Edwin A. Weekes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

103-50-BZ

APPLICANT—Wechsler and Schimmenti, for 2157 Prospect Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium and auto laundry and to permit the existing loading platform for laundry on adjoining premises to remain.

PREMISES AFFECTED—750 East 182nd street south side, 35 ft. west of Prospect avenue and 2169 Prospect avenue (Block 3097, Lots 39, 33 and 23), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Wechsler.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 18, 1950 at 10 A.M. for inspection at the request of the Board.

134-50-BZ

APPLICANT—DeRose and Cavalieri, for Pasquale Lancieri, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension of existing building at rear on first story using more than the area permitted.

PREMISES AFFECTED—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4½ in. and 22 ft., south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

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APPEARANCES—
For Applicant: George J. Cavalieri.
For Opposition: Felix J. Gresio, Elisa S. D'Onofrio, Rosena Bartaro and Carmella Alfano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision without further argument.

217-50-BZ

APPLICANT—Samuel Gardstein, for Shop with Confidence, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on first floor and cellar, using more than the area permitted.

PREMISES AFFECTED—1316 Avenue J, south side, 60 ft. west of East 14th street (Block 6715, Lot 7), Borough of Brooklyn.

APPEARANCES—
For Applicant: Samuel Gardstein and Nathaniel Greenbaum.
For Opposition: Helene Hasseberg and Kenneth V. Fisher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for inspection and decision.

265-50-BZ

APPLICANT—Emil Koeppel and Son, for Edward Safay, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing second floor, using more than the area permitted, and without the required rear yard, to be used as additional bowling alleys.

PREMISES AFFECTED—503-507 Ovington avenue, north side, 22 ft. 6½ in. east of Fifth avenue (Block 5874, Lot 90), Borough of Brooklyn.

APPEARANCES—
For Applicant Bruno Koeppel.
For Opposition: Ethel C. Baptiste and Mena Thompson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument.

298-50-BZ

APPLICANT—Adolf C. Bleehner, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform.

PREMISES AFFECTED—325-331 East 148th street, north side, 225 ft. west of Courtlandt avenue and 324-328 East 149th street, south side, 225 ft. west of Courtlandt avenue (Block 2330, Lot 30), Borough of The Bronx.

APPEARANCES—
For Applicant: Joseph V. McKee, Abraham Brandinger and Gilbert Lazerus.
For Opposition: Philip Greenfield and F. X. McCormack.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument.

300-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert V. Henning and Gearge Henning, owners (Belmont Smelting and Refining Works, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted.

PREMISES AFFECTED—314-336 Belmont avenue, south side, from Alabama to Georgia avenues, 251-285 Alabama avenue and 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11); (Block 3752, Lot 3), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama and Robert V. Henning.
For Opposition: Samuel Hirsch, Max Miller, Rose Mallico, Samuel Kleinman, Anna Kleinman, Max Markowitz and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument.

316-50-BZ

APPLICANT—Joseph Martine, for Beremed Realty Company, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the use of cellar and sub-cellar of proposed twelve story building as a non storage garage for more than five and less than two hundred motor vehicles.

PREMISES AFFECTED—1029-1039 Avenue of the Americas (6th), 100-106 West 39th street, southwest corner and 103-105 West 38th street (Block 814, Lots 32, 33 and 38 to 45 inclusive), Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph Martine.
For Opposition: Harry Horwitz, Robert Zuckerman and Alexander Weber.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument; applicant to file required drawing in the meantime.

365-50-BZ

APPLICANT—Casper P. Colla, for Maresco Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the extension of existing restaurant into the residence use portion of the plot, and to permit the parking of patrons' motor vehicles in the residence use portion of the plot, with entrances more than the permitted distance from the intersection.

PREMISES AFFECTED—3159-3169 Emmons avenue, northeast corner of Coyle street (Block 7508, Lots 118, 124, 85), Borough of Brooklyn.

APPEARANCES—
For Applicant: Casper P. Colla and Louis Ferrara.
For Opposition: Mabel Liesenberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision without further argument.

386-50-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and metal garages to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1995 (1993-1999 displayed) Atlantic avenue and 261 Saratoga avenue, northeast corner (Block 1562, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Bernard Krieger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision; hearing closed.

117-24-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 265 Pennsylvania Avenue Corporation, owner (S. and S. Brake Service, lessee).

SUBJECT—Application reopened May 23, 1950—re Application (decision of borough superintendent) under sections 7c and 7i of the zoning resolution to permit in a residence and business use district, the addition of an automobile showroom for new and used cars, motor vehicle repairs, servicing, lubrication, wheel alignment, body and fender repairs, touch up painting and spraying, to existing storage garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—261-267 Pennsylvania avenue, east side, 125 ft. north of Belmont avenue (Block 3738, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Abe Moskin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (117-24-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober, for 265 Pennsylvania Ave. Corp., owner, S & S Brake Service, lessee, filed May 4, 1950 an application under section 7c and 7i of the zoning resolution, to permit in residence and business use districts the addition of an automobile showroom for new and used cars, motor vehicle repairs, servicing, lubrication, wheel alignment, body and fender repairs, touch up painting and spraying, to existing storage garage for more than five motor vehicles (previously granted by the Board), affecting premises 261 to 267 Pennsylvania avenue, east side, 125 ft. north of Belmont avenue (Block 3738, Lot 7), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on May 23, 1950, subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Belmont avenue and Pennsylvania avenue are in a business use, C area, class 1 height district, and the site is in residence and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 17, 1950, acting on Alt. Applic. 911-50, reads:

> "1. Proposed change of use from garage for more than 5 trucks to garage for more than 5 motor vehicles, servicing and repairs, body and fender repairs, sales and display of new and used cars, touch up painting and spraying and storage of auto parts in a partially residence use district and partially in a business use district, is contrary to Art. II, Sect. 3 and Sect. 4(a), Sub. 15 and Sub. 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 110 ft. in depth, on which is located a building covering the entire lot, one story, 15 ft. in height, of class 1 construction, presently used as a storage garage for more than five motor vehicles, for which Certificate of Occupancy 31340 (N.B. 11310-24) has been issued; that it is proposed to add the use of an automobile showroom for new and used cars with conjunctive uses of motor vehicle repairs, servicing, lubrication, wheel alignment, body and fender repairs, touch up painting and spraying; that it is also proposed to install an additional 550-gallon gasoline tank and an extra dispensing pump; that it is further proposed to install a mezzanine at the rear for storage of auto parts; and

WHEREAS, the applicant contends that as of July 25, 1916 the portion of the property within 100 ft. of Pennsylvania avenue was zoned as a business district and the remainder was in a residence district; that the present use designations became effective on October 3, 1924; that the height and area designations have not been changed since July 25, 1916 and that no zoning amendment relating to this property is pending at the present time; that it is the intention of the owner to retain the present storage garage use for more than 5 motor vehicles and add the use of an automobile showroom for new and used cars with its required conjunctive uses of auto repairs and servicing, lubrication, wheel alignment, body and fender repairs, touch up painting and spraying; that Pennsylvania avenue developed into a main auto thoroughfare leading north and south across Brooklyn and also connecting the Grand Central Parkway on the north and the Belt Parkway to the south; that as such, the contemplated use is entirely in keeping on this street; that within the affected area there are the present non-conforming uses as follows: Block 3738, Lots 12 and 20—5-story factory and lumber yard; Block 3737, Lots 21 and 25, gasoline station and 5-story factory; that the proposed auto showroom is a permissible use in a business zone and the garage is the result of a variance of the Board so that only the conjunctive repairs and service uses are additional non-conforming uses; that the area will not be additionally affected in any manner by these proposed uses.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1924, by adding thereto:

> ". . . that in the event the new owner desires to make minor changes in the use of the building, substantially as proposed and as indicated on plans filed with this application, marked 'Received May 4, 1950' (4 sheets), such changes may be permitted, including motor vehicle repairing and the servicing of cars as proposed under section 7i and the introduction of an auto showroom as shown on such plans and the installation of one additional 550 gallon gasoline storage tank and one pump, except that the new pump shall be located to the rear of the present pump and approximately 10 ft. from the street building line instead of as indicated on such plans; that in all other respects the resolution originally adopted on June 17, 1924, shall be complied with, where not inconsistent with this resolution; and that the building shall not be increased

in height or area and shall comply with all other laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

150-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened March 14, 1950—re Application (decision of the borough superintendent) under sections 7i, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the extension of a gasoline service station (previously granted by the Board for a term of years), lubritorium, motor vehicle repairs, car washing, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—223-15 to 223-25 Union turnpike and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Stanley Faulkner and David J. Maxwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

Negative: Chairman Murdock 1

THE RESOLUTION (150-41-BZ—Vol. II)

WHEREAS, Lama, Proskauer & Prober for Gulf Oil Corporation, owner, filed February 7, 1950 an application under sections 7e, 7h and 7i of the zoning resolution, to permit in a residence and local retail use district the extension of a gasoline service station (previously granted by the Board for a term of 10 years—July 17, 1955), lubritorium, motor vehicle repairs, car washing, and to permit the parking of cars waiting to be serviced, affecting premises 223-15 to 223-25 Union turnpike, and 78-46 to 78-64 Springfield boulevard, northwest corner (Block 7780, Lots 1 and 62), Queens Village, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on March 14, 1950, to consider extension of area, etc.; and

WHEREAS, a public hearing was held on this application on June 13, 1950, after due notice by publication in the Bulletin, laid over to June 27, 1950, for inspection and also to give objectors a further opportunity to be heard; no further request for adjournment to be made, and then laid over to July 11, 1950, for further inspection by the Board and for decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Springfield boulevard, Union turnpike and the site are in residence and local retail use, D and G1 area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1950, acting on Alt. Applic. 15-50, reads:

"1. The extension of a 'gasoline service station, Lubritorium, Minor Repairs, Car Washing, Parking of more than 5 cars waiting to be serviced, Office & Sales, & Boiler Room', in a partly Residence & partly Local Retail use districts is contrary to Art. II, Sections 3 & 4a (15, 29, 4c) of the Zoning Resolution.

"2. Signs are contrary to Art. II, Sec. 4a49."

and

WHEREAS, the applicant states that the premises consist of a plot, 118.20 ft. frontage by 205.14 ft. in depth (irregular) on which is located a building 44 ft. frontage by 45 ft. in depth (irregular) used as a lubritorium, car washing, office and boiler room; that there are six 550-gallon gasoline tanks and four approved type dispensing pumps; that Certificate of Occupancy 35808-46 has been issued for gasoline station, lubritorium, office and auto laundry; that it is proposed to maintain the present gasoline station and extend it a distance of 99.94 ft. on Springfield boulevard, making a total frontage of 205.14 ft.; that the present frontage on Union turnpike will be maintained; that it is further proposed to install six additional 550-gallon tanks and two additional parkway type dispensing pumps; that a new 58 ft. front extension to existing building is also proposed; and

WHEREAS, the applicant contends that the use district maps accompanying the Building Zone Resolution show that the property is presently zoned as a Class One Height District; that the portion of the property within 100 ft. of Springfield boulevard is zoned as a local retail district and a D area district, and the remainder is in a residence district and a G-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of Springfield boulevard and the portion within 100 ft. of Union turnpike were zoned as a business district and the remainder was in a residence district; that on July 29, 1940 the portion of the property within 100 ft. of Springfield boulevard was rezoned to a retail district and on June 14, 1941 the business frontage along Union turnpike was rezoned to a residence district; that the retail district was changed to its present local retail designation on July 24, 1947; that as of July 25, 1916 the entire property was zoned as a D area district; that on August 22, 1946 the portion of the property more than 100 ft. from Springfield boulevard was rezoned to an F area district and was further changed to a G-1 area district on February 7, 1949; that the present accessory building will be maintained with interior alteration; that a new 58 ft. front extension will be added, of colonial design, to match the present building, being of Sayre & Fisher Brick and a slate roof; that the present lubritorium will be relocated to the new extension and minor conjunctive repairs installed; that the car washing will also be relocated to the new extension, the present car washing stall being converted to an office and storage space; that a 3 ft. high wood picket and brick pier fence will be installed on all lines and a planted area will be maintained along all lot lines; that a portion of the northerly end of the site has been set aside to park more than 5 cars waiting to be serviced; that although part of the site is in a residential zone at the westerly part, this area will be landscaped and not used or built upon; that the proposed extension to the gasoline station is requested because of the vast amount of dwellings that have been erected in the vicinity and the large garden type apartments on Block 7842; that this increased population has made the present sized gasoline station inadequate to properly service the community and that Springfield boulevard and Union turnpike has also shown a vast increase in traffic due to adjacent new communities; that as the present gasoline station is maintained in a clean manner and as the public has shown its approval by the volume of trade handled by the said station, the increased size of the station will be a decided aid to the area and inasmuch as a station now exists, it will be of increased value to the general welfare, and the proposed treatment of the extended station will be in harmony with the area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1942, as amended by resolution adopted on January 20, 1943 and July 17, 1945, by adding thereto:

". . . that in the event the new owner, the Gulf Oil Corporation, desires to extend the gasoline service station to the north, substantially as proposed and as indicated on revised plans, marked 'Received February 7, 1950' (4 sheets), such extension of building and uses may be permitted, under section 7 subdivision e for a term of 15 years, provided the design of the building and the arrangement of the premises are as

indicated on such plans and the landscaping of the area shall be maintained properly protected with curbing, except that there shall be maintained on the lot lines to the south, west and north, a masonry wall agreeing with the masonry of the accessory building and properly coped, to a height of not less than 5 ft. 6 in. above the existing grade, except that such wall may be reduced to a height of 4 ft. 6 in. within 10 ft. of Springfield boulevard building line; that the proposed accessory building extension shall comply with the requirements of the Building Code in all other respects and no cellar shall be erected thereunder; that the greasing equipment shall be by hydraulic lifts only; that minor repairing under section 7i may be permitted, provided such work is done within the accessory building and by hand tools only; that the portion of the premises to the north where indicated may be used for parking of cars to be serviced or having been serviced, under section 7h for a term of 15 years; that the additional curb cuts may be erected, substantially as indicated, but not exceeding 30 ft. in width each; that additional pumps may be erected, provided same are not nearer than 15 ft. to the street building line and are of the parkway type similar to the ones installed; that six (6) additional 550 gallon gasoline storage tanks may be installed; that the roof of the accessory building shall be surfaced with natural slate shingles; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to the permanent sign attached to the facade of the accessory building and in all other respects shall comply with the requirements of the resolutions previously adopted, except that there may be erected an additional post standard toward the northerly end within the building line, advertising only the brand of gasoline on sale, which sign may be illuminated and may extend over the building line for a distance of not more than 4 ft.; that new sidewalks and curbs shall be erected around the premises on Union turnpike and Springfield boulevard, where approved concrete sidewalks and stone curbing do not already exist; that the resolution adopted by the Board on January 13, 1942, shall be complied with in all respects where not inconsistent with the terms of this amended resolution; that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution; and that the term of this variance shall be extended to fifteen (15) years from the date of this amended resolution to cover the use of the entire premises and that a new certificate of occupancy superseding certificate of Occupancy Q35808 shall be obtained.

232-45-BZ—Vol. II

APPLICANT—Anthony E. Sacco, for Cambrelling Realty Co., Inc., owner.

SUBJECT—Application reopened April 26, 1949—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the change in occupancy from auto laundry and five car garage to a motor vehicle repair shop for a term of two years.

PREMISES AFFECTED—681-683 East Fordham road, northeast corner of Cambrelling avenue (Block 3273, Lot 177), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Albert Duno.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Dept. of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (232-45-BZ—Vol. II)

WHEREAS, Anthony E. Sacco, for Cambrelling Realty Co., Inc., owner, filed November 22, 1949 an application under section 7i of the zoning resolution, to permit in the business use portion of a lot located in residence and business use districts, the change in occupancy from auto laundry and five-car garage to a motor vehicle repair shop for a term of 2 years (previously withdrawn at request of applicant), affecting premises 681 to 683 East Fordham road, northeast corner of Cambrelling avenue (Block 3273, Lot 177), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East Fordham road is in a business use, B area, class 1¼ height district and that Cambrelling avenue and the site are in residence and business use, B area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated February 21, 1949, acting on Alt. Applic. 125-45, reads:

> "2. No building, in a business district, may be erected or altered to be used for Auto Repair Shop, contrary to Section 4, Subdivision 29 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 68.75 feet frontage by 198.92 feet in depth (irregular) on which is located a building 17 feet, 6 inches front by 100 feet in depth, one story, 12 feet in height, of class 3 construction, presently used as an auto lanudry and five-car garage for which Certificate of Occupancy 208-37 has been issued; that it is proposed to permit the building in question, located at the southeast corner of the lot, having a frontage of 17.5 feet on East Fordham road and a depth of 100 feet, one story in height, of class 3 construction, to be continued as a motor vehicle repair shop; and

WHEREAS, the applicant contends that presently the building is being used as a motor vehicle repair shop; that the principal points upon which this application is based are as follows: use as a motor vehicle repair shop is requested for a temporary period of 2 years; that no changes are essential or required by law to the building for use as a motor vehicle repair shop; that the character of the building remains unchanged in converting from one permissible use to another as set forth in this application; that due to prevailing labor conditions its use as an auto laundry is not possible; that numerous non-conforming uses already exist in the neighborhood; that it is believed a part of this building will be affected by the proposal to widen East Fordham road; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7i, of the zoning resolution for a temporary term pending proposed street widening.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i for a term of one (1) year to permit the temporary use of the premises for motor vehicle repairing substantially as proposed and as indicated on plans filed with this application marked "Received March 15, 1949," 1 sheet, and "May 2, 1950," 1 sheet; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the repairing shall be mainly by hand tools; that there shall be no forge or anvil or acetylene welding equipment or paint shop used in connection with the repairing work; that all permits shall be obtained and all work completed within two (2) months from the date of this resolution and that

in the event the City acquires the premises or part thereof for street purposes prior to the expiration of this temporary variance, the variance herein granted shall automatically cease.

332-49-BZ

APPLICANT—John J. Beatty, for P. W. Baths, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the restoration of the variance for garage use on the second and third floors (previously granted by the Board) for the storage of more than five motor vehicles and less than two hundred.

PREMISES AFFECTED—28-48 Brighton 1st road (Calm street), west side, 178.85 ft. south of Brighton Beach avenue (Block 7284, Lot 1726), Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Beatty.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (332-49-BZ)

WHEREAS, John J. Beatty, for P. W. Baths, Inc., owner, filed April 28, 1949, an application under section 7f of the zoning resolution, to permit in a business use district, the restoration of the variance for garage use on the second and third floors (previously granted by the Board under Cal. 55-32-BZ), for the storage of more than five motor vehicles and less than two hundred, affecting premises 28-48 Brighton 1st road (Calm street), west side, 178.85 ft. south of Brighton Beach avenue (Block 7284, Lot 1726), Borough of Brooklyn; and

WHEREAS, this application was reopened on December 20, 1949 and restored to the docket (previously withdrawn); and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Brighton Beach avenue, Brighton 1st road, Riegelmann Boardwalk and the site are in a business use, C area district; Brighton Beach avenue and Riegelmann Boardwalk are in Class 1 height district; Brighton 1st road and the site are in Class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1949, acting on Alt. Applic. 4900-49, reads:

> "1. Proposed change of use of present three story fireproof structure located within a business use district from garage and bath house to use as a public garage for more than five cars violates Art. II Sec. 4a-15 Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 208 ft. 10 in. front by 401 ft. in depth (irregular) on which is located a building 193 feet 6 inches by 353 feet 7⅝ in. in depth, 3 stories in height of Class 1 construction on which are located seasonal bathing lockers and beer garden on the street level, restaurant and soda stand on boardwalk level and 3rd floor vacant on the portion of the building facing the boardwalk and on the rear portion facing Brighton Beach avenue, first story is occupied by a garage for more than five motor vehicles, previously granted by the Board under Cal. 55-32-BZ and later the second and third floors were by amendment restored to bathing lockers, at the request of the then owner; that it is proposed to restore the variance for garage use on the second and third floors (previously granted by the Board under Cal. 55-32-BZ) for the storage of more than five and less than two hundred motor vehicles (186 motor vehicles as indicated on plans dated January 16, 1950); and

WHEREAS, the premises were originally constructed to serve as a Turkish bath and bath house for surf bathers; that upon failure of this enterprise, the Turkish Bath was discontinued; that only that portion of the building as could be used as lockers for bathers in addition to the conversion of a substantial portion of the ground floor was continued in use as a public garage; that because of insufficient financial return from this limited usage, the premises was foreclosed and its operation was continued by the Brooklyn Trust Company, as Trustee; that in 1948 it was purchased by the present owning corporation, organized by the parties who had a substantial interest in the first mortgage securities; that during the 1948 summer season, the full and proper use of the structure as a bath house was further limited by wide publicity in connection with the pollution of the bathing waters in the area; that while a portion of the structure remains vacant, the full capacity of the existing facilities is greater than is warranted; that the owners have been unable to find any other economically feasible use for this space; that conversion to a public garage of a portion of this fireproof structure, as indicated on plans filed, will aid the community to meet a pressing need for additional parking facilities without any safety hazards and without adversely affecting the character or potentiality of the neighborhood; and

WHEREAS, under Cal. 55-32-BZ an application was granted under section 21 on April 1, 1932, for subject premises, to permit in a business use district the alteration and conversion of the existing building to a garage for more than five motor vehicles and also the installation of a gasoline service station; and

WHEREAS, on December 6, 1932, the Board amended the resolution upon the owner's request to permit the two upper stories to be continued as a public bath house, limiting the garage use to the ground floor only, under certain conditions; and

WHEREAS, on May 8, 1934, the Board further amended the resolution as to conditions in regard to the gasoline service station, fences and walls required to be constructed in connection therewith; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, reaffirming the resolution adopted by the Board April 1, 1932, as amended by resolutions adopted on September 20, 1932 and May 8, 1934, *on condition* that the premises and building shall be maintained in accordance with such resolutions and with the plans as approved by the Board at that time as meeting the requirements of the resolution under date of September 20, 1932, except as amended by resolution of May 8, 1934 as to the portion of the premises occupied as a gasoline service station; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

42-50-BZ

APPLICANT—Paul Friedman, for Maria Davide, owner (Christ Bautosoukus (doing business as Hudson Valley Sliced Apple Co.), James Grasso and Joseph Novillino, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the extension of a bakery from the business use district into the residence use

district, and to permit the maintenance in the residence use district of a four car garage accessory to the bakery, baker's oven and the peeling and slicing of apples; and to permit the use of vacant lot for off street loading and unloading; and to permit the existing two story frame dwelling to be maintained without providing a rear yard; and to permit more than one building on the plot.

PREMISES AFFECTED—53-04 103rd street, west side, 25 ft. south of Lewis avenue and 102-20 Lewis avenue, south side, 100 ft. west of 103rd street (Buildings 1, 2 and 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (42-50-BZ)

WHEREAS, Paul Friedman for Maria Davide, owner, Christ Bautosokus (doing business as Hudson Valley Sliced Apple Co.), James Grasso and Joseph Novillino, lessees, filed January 20, 1950 an application under sections 7c and 21 of the zoning resolution, to permit the extension of a bakery from the business use district into the residence use district, and to permit the maintenance in the residence use district of a four car garage accessory to the bakery, bakers oven and the peeling and slicing of apples; and to permit the use of a vacant lot for off-street loading and unloading; and to permit the existing two-story frame dwelling to be maintained without providing a rear yard; and to permit more than one building on the plot, affecting premises 53-04 103rd street, west side, 25 ft. south of Lewis avenue, and 102-20 Lewis avenue, south side, 100 ft. west of 103rd street (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 103rd street is in a business use, C area and class 1 height district, Lewis avenue and the site are in residence and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1950, acting on Alt. Applic. 1912-49, reads:

"1. Proposed extension of bakery from a business use district into a residence use district and proposed maintenance in a residence use district of a 4-car garage accessory to a bakery, baker's oven and peeling and slicing of apples, and proposed use of vacant lot for off street loading and unloading incidental thereto, are contrary to Art. II, Sec. 3 of zoning resolution.

"2. Legal rear yard not provided as required by Sec. 13(a) of zoning resolution.

"3. Not more than one building permitted on one plot, Sec. 1v of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. frontage by 100 ft. in depth on 103rd street and 50 ft. frontage by 147.48 ft. in depth on Lewis avenue, on which are located three buildings: (1) 25 ft. by 80 ft., 2 stories in height, of class 3 construction; (2) 24 ft. 6 in. by 99 ft. 10 in., 1 story in height; (3) 24 ft. by 33 ft. 2 in., 2 stories in height; that it is proposed to extend the existing bakery building from a business use district into a residence use district; and

WHEREAS, the applicant contends that the premises consist of three lots occupied and proposed to be occupied as shown on plans filed with this application, on which the buildings are designated as Buildings No. 1, No. 2 and No. 3, as follows:

Building No. 1

Use: Present (Heretofore Approved under N.B. 18019/24). See plans A & B.

Floor	*Use*
Cellar	Ordinary use
1st floor	Bakery
2nd floor	1 family dwelling

Note: Bldg. 25 ft. by 100 ft.

Use: Actual Existing & Proposed—See plans C, D, E, F, G & H

Floor	*Use*
Cellar	Ordinary
1st floor	Bakery
2nd floor	1 family dwelling

Note: Bldg. 25 ft. by 106 ft.

Building No. 2

Use: Present

Note: No approvals. See N.B. 7378/25—Denied.

Actual Existing & Proposed—See Plans C, D, E, F, G & H

Floor	*Use*
Cellar	None
1st floor	Garage for 4 trucks accessory to bakery. Baker's oven, Peeling and slicing of apples.

Building No. 3

Use: Present

Note: No record available.

Actual Existing & Proposed—See Plans C, D, E, F, G & H

Floor	*Use*
Cellar	Ordinary
1st floor	1 family dwelling
2nd floor	1 family dwelling

that the proposed conditions at grade-level differ from the actual existing conditions only in that it is proposed to enclose the existing vacant property (fronting on Lewis avenue) with a chain link woven wire fence six ft. in height with gates at the front of the lot and to cut a curb with one and one-half ft. splays at each side; that the proposed conditions, on the second floor levels, do not differ in any respect to the actual existing conditions; that the change from business use into a residence use district will permit the extension of only six feet of the building without harming the adjoining properties, especially because the adjoining lots (54 and 56) are vacant and are owned by the same owner of the subject premises; that a grant of the application would benefit the neighborhood by providing off-street garage space for 4 motor vehicles used in conjunction with the bakery business, and by providing off-street loading and unloading facilities incident to the use of Buildings No. 1 and No. 2; that as to the objections under Section 1(v) and 13(a), the existing conditions for which a variance is sought are the same as those which existed when the present owner bought the property without knowledge of any violation or need for variance; that the proposed condition created by the addition to the plot of vacant lot 57 is measurably better than the condition which has heretofore existed; that a grant of this application will do substantial justice in that it will allow the owner to utilize the premises without adversely affecting anyone, while a denial of this application will cause great hardship to the owner without benefiting anyone; and

WHEREAS, the zone has been unchanged since July 25, 1916; and

WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision c and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning rcsolution and was therefore entitled to relief on thc grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 21, to permit the continuance of the existing use of the present buildings and the extension of the use on the vacant portion of the premises to the west for loading and unloading, substantially as proposed and as indicated on plans filed with this application, marked "Received May 23, 1950" (8 sheets) and "May 31, 1950" (1 sheet), *on condition* that the buildings shall not be increased in height or area and shall be maintaincd in all other respects in accordance with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. 43-50-A; that the open portion to the west to be used for loading and unloading shall be properly graded and surfaced; that there shall be erected on the westerly lot line a chain link fence of the woven wire type to a total height of not less than 5 ft. 6 in.; that a similar fence with gates shall be erected along the northerly lot line to permit entrance and egress of motor vehicles; that the curb cut opposite such gates may be constructed to a width of not over 15 ft.; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

115-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Horace Bldg. Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car washing, retail sales, storage and office, with entrances beyond the permitted distance from the intersection.

PREMISES AFFECTED—215-12 to 215-20 Horace Harding boulevard and 61-02 to 61-10 Bell boulevard, southwest corner (Block 7605, Lot 66), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Clement S. Crystal.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (115-50-BZ)

WHEREAS, Lama, Proskauer and Prober, for Horace Bldg. Corp., owner, filed February 21, 1950 an application under sections 7f, 7i, 7e and 7A of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, car washing, retail sales, storage and office, with entrances beyond the permitted distance from the intersection, affecting premises 215-12 to 215-20 Horace Harding boulevard, and 61-02 to 61-10 Bell boulevard, southwest corner (Block 7605, Lot 66), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompayning the zoning resolution show that Bell boulevard is in residence and retail use, D area, class 1 height districts, Horace Harding boulevard and the site are in a retail use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1950 acting on N.B. Applic. 452-50, reads:

> "1. The proposed gasoline service station, lubritorium, minor auto repairs, office and sales, boiler room, car washing and storage, in a retail use district is contrary to Art. 2, Sec. 4A of Zone Rcsolution.
>
> 2. Entrance to gasoline station on Bell Blvd. is contrary to Art. 2, Sec. 7A of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building, 66 ft. front by 32 ft. in depth, one story, 14 ft. in height, of class 3 construction, to be used in conjunction with a proposed gasoline service station as lubritorium, auto washing, motor vehicle repairs, retail sales, storage and office; that it is further proposed to install eight 550-gallon gasoline storage tanks and 6 dispensing pumps; that it is also proposed to install two curb cuts on Bell boulevard and two on Horace Harding boulevard; and

WHEREAS, the applicant contends that as of July 25th, 1916 any portion of the property within 100 ft. of 61st avenue (now Horace Harding Boulevard) as then mapped, was zoned as a business district and the remainder was in a residence district; that on October 3, 1924 the property in question was rezoned as a business district and was later changed to its present retail designation on July 24, 1947; that the contemplated accessory building to be erected will be of brick, of class 3 construction, having a frontage of 66 ft. and a depth of 32 ft., and that it will be Colonial in design and have a slate roof; that the design of the proposed building will be in entire accord with the community as it has developed to date and will be fitting in any future development that may take place in the area; that Horace Harding boulevard is a main auto lane leading across Queens and therefore the proposed gas station is in keeping at this point; that the proposed station is also a required service to the present home development in the area; that a 10 ft. wide landscaped area will be maintained at the southerly end of the site to serve as adequate protection to the adjoining land to the south; that a 5 ft. wide planted area will be maintained to the west, and that these planted areas will also enhance the appearance of the proposed gas station so that the entire proposed development will present a pleasing, clean picture to the public; that the site has a high assessed value and it is mandatory to develop the site with a use that will present a fair return on the investment; that dwellings would be out of place on this business street and that there are adequate stores on the street at this time; and

WHEREAS, the premises and surrounding area were inspected by a commitee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivisions f, i and e, and section 7A of the Zoning Resolution.

Resolved, that the decision of the borough superintendent acting on N. B. Applic. 452-50, dated February 14, 1950, be and it hereby is *affirmed* and the application be and it hereby is *denied.*

132-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Forsander Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a local retail use district, the extension of use and area of existing gasoline service station, auto laundry, auto accessory store,

tire repair and battery charging to gasoline service station, car washing, lubritorium, motor vehicle repairs, office and accessory sales, storage, tire repairs and battery charging.

PREMISES AFFECTED—244-11 to 244-19 Northern boulevard, north side, 100.01 feet east of 244th street (Block 8112, Lot 6), Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (132-50-BZ)

WHEREAS, Lama, Proskauer and Prober, for Forsander Realty Corporation, owner, filed February 27, 1950 an application under sections 7c and 7i of the zoning resolution, to permit in a local retail use district, the extension of use and area of an existing gasoline service station, auto laundry, auto accessory store, tire repair and battery charging to gasoline service station, car washing, lubritorium, motor vehicle repairing, office and accessory sales, storage, tire repairs and battery charging, affecting premises 244-11 244-19 Northern boulevard, north side, 100.01 ft. east of 244th street (Block 8112, Lot 6), Douglaston, Borough of Queens; and

WHEREAS, a public hearing was held on June 20, 1950 after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 244th street is in residence and local retail use, D area, class ½ height districts; Northern boulevard and the site are in a local retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent dated February 24, 1950 acting on Alt. Applic. 243-50 reads:

"1. Extension of use and area of a gasoline service station, auto laundry, auto accessory store, tire repair and battery charging to gasoline service station, car washing lubritorium, minor repairs, office and sales, storage, tire repairs and battery changing in a local retail district is contrary to Art. II, Sec. 4-C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a building 79 ft. front by 42 ft. in depth, 1½ stories, 18 ft. in height, of class 3 construction, used in conjunction with a gasoline service station as auto laundry, lubritorium, office and sale of accessories with six gasoline tanks and 8 approved type dispensing pumps for which C.O. 49661-32 (NB 2034-32) for auto laundry and accessory store was issued; that it is proposed to maintain the present gasoline service station of 100 ft. by 100 ft. and to maintain the present use of car washing, office and storage, and to include lubritorium, motor vehicle repairs, battery charging and tire repairs; and

WHEREAS, the applicant contends that as of July 25, 1916 the property was zoned as a business use district and class 1 height district and was changed to its present designations August 2, 1945; that the gasoline station was originally established on June 10th, 1925 under Fire Department permit for two gas tanks and two gas pumps; that Fire Department permit 6111 was issued in 1932 for four 550 gallon gasoline storage tanks and four approved type gasoline pumps; that the premises are described under this permit as having a frontage of 100 ft. on Northern boulevard and a depth of 50 ft.; that lot 6 as shown on the City Tax Maps had a frontage of 100 ft. and a depth of 100 ft. since before 1916 and the entire 100 ft. by 100 ft. was used as a gasoline station; that in former years when gasoline station permits were applied for, the premises were only described as large enough to hold the gas tank installation and not the lot size as recorded on City Tax Maps or the complete property as used for the gasoline station; that the accessory building was built in 1932 under N. B. 2034-32 as an auto laundry and accessory tire store, battery charging and tire repairs; that the approved plans indicate two pits and a lift for lubrication and also a car washing pit; that C.O. 49661 was issued for auto laundry and auto accessory store; that this permit described the premises as having a frontage of 100 ft. on Northern boulevard and a depth of 100 ft., applications attached to said permit indicate a gasoline service station on the said lot; that it is proposed to maintain the gasoline service station with the same frontage of 100 ft. on Northern boulevard and the same depth of 100 ft; that it is proposed to maintain part of the present building for car washing, office and storage and change the use of part of said building to include a lubritorium and minor auto repairs, battery charging and tire repairs; that these proposed uses are conjunctive and necessary uses to a modern gas station; that Northern boulevard is a main auto highway and the present station and proposed additional uses are entirely in keeping at this point; that the original approved plan had a pit and lift use indicated so that lubrication use is in keeping with approved plans; that the proposed changes to the gasoline station will tend to enhance the appearance of the said station and provide greater safety to the public; and

WHEREAS, the zone was changed from business use, D area class 1 height district to present designations as of August 2, 1945; and

WHEREAS, the gasoline station was extended from a depth of 50 ft., as previously approved, to 100 ft. without a variance being granted by the Board, by the Department of Buildings in 1932 and this application proposes to legalize such extension; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision c and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the extension in area of the existing gasoline service station into more restricted district, as proposed and as indicated on plans filed with this application, marked "Received February 27, 1950" (3 sheets) and "May 16, 1950" (1 sheet), *on condition* that the present lot as indicated thereon shall not be extended; that there shall be no extension of the building or use of the premises except for repairing by hand tools only, under section 7i; that there shall be erected on the side lot lines to the east and west and on the rear lot line to the north, a woven wire fence of the chain link type, erected on a concrete foundation to a total height of not less than 5 ft. 6 in. except that such fence may be reduced within 20 feet of the street line to 4 ft. 6 in.; that in the event there is any rearrangement of pumps, the existing pumps on the lot line shall be removed and no new pumps installed nearer to the street line than ten feet; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that no additional signs shall be constructed or maintained; that the uses shall be maintained within the premises and not on adjoining areas as at present; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the entire premises where not occupied by the accessory building and pumps shall be paved with concrete or bituminous paving; that the sidewalk and curbing shall be restored as may be required by the Borough President; that no additional curb cuts shall be installed; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

MINUTES

133-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur J. Krauss, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto showroom for new and used cars, lubritorium, car washing, motor vehicle repair shop, office and sales, storage, wheel alignment and parts department.

PREMISES AFFECTED—67-02 Juno street, 73-27 to 73-43 Yellowstone boulevard, southeast corner, 66-82 to 66-104 Selfridge street and 67-01 to 67-13 Kessel street (Block 3183, Lots 1 and 2), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: William E. Frost.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (133-50-BZ)

WHEREAS, Lama, Proskauer and Prober for Arthur J. Krauss, owner, filed February 21, 1950 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, auto showroom for new and used cars, lubritorium, car washing, motor vehicle repair shop, office and sales, storage, wheel alignment and parts department, affecting premises 67-02 Juno street, 73-27 to 73-43 Yellowstone boulevard, southeast corner, 66-82 to 66-104 Selfridge street and 67-01 to 67-13 Kessel street (Block 3183, Lots 1 and 2), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 6, 1950, after due notice by publication in the Bulletin, and laid over to June 20, 1950, for inspection and decision without further argument, and then laid over to July 11, 1950, for decision, at the request of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Juno street, Kessel street, Selfridge street and Yellowstone boulevard are in residence, retail and business use, D area, class 1 height districts, and the site is in a business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1950, acting on N.B. Applic. 701-50, reads:

"1. The creation of a gasoline service station, including a building with uses of boiler room, auto show room for new and used cars, auto repairs and service, lubrication, car washing, office and sales, storage, wheel alignment and parts department, on a plot located in a business zone, is contrary to Article 2, Sec. 4, subsections 29 and 46 of the zoning law."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. frontage by 129.06 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 95 ft. front by 65 ft. in depth, one story, 14 to 17 ft. in height, of class 3 construction, to be used in conjunction with proposed gasoline service station, as auto showroom for new and used cars, motor vehicle repairs and wheel alignment, parts department, lubritorium, auto laundry, storage and office; that it is also proposed to install eight 550-gallon gasoline tanks and eight dispensing pumps; and that it is further proposed to install 3 curb cuts on Yellowstone boulevard and two on Selfridge street; and

WHEREAS, the applicant contends that the use district maps accompanying the Building Zone Resolution show that the property is presently zoned as a Business Use District, a Class One Height District and a "D" Area District; that as of July 25th, 1916 the property was in an unrestricted District and was changed to its present use on December 5th, 1930; that the auto showroom is a conforming use in this zone and the repairs and service are a natural conjunctive and required use for cars dealt in by the showroom; that Yellowstone boulevard is a main auto lane leading across Queens and therefore the proposed gasoline service station and auto showroom is entirely in keeping at this point; that the proposed gas station is a needed and required service for the many dwellings in the area; that the plot is triangular in shape and completely isolated and that it is therefore unsuited for stores; that its shape and proximity to the railroad to the west and its location on a main auto lane also makes it unsuitable for dwellings; that there is a present gas station within the affected area across the street in block 3150, lot 129 approved prior to change of zoning and this non-conforming use, together with the railroad and the railroad pass over Yellowstone boulevard south of the site, makes the proposed gasoline station entirely in keeping; that the present high assessed value of the land makes it mandatory to develop the site with a use and the only use that would be appropriate on the site in view of the above conditions would be the proposed gasoline service station and auto showroom; and

WHEREAS, the zone, as of July 25, 1916 was unrestricted use and was changed to present designation December 5, 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a full hearing was held by the Board on this application; and

WHEREAS, the applicant requested that this application be withdrawn.

Resolved, that the application be and it hereby is *withdrawn.*

151-50-BZ

APPLICANT—Jay M. Spinner, for Abe Brooks, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, and the addition of offices and storage on second floor.

PREMISES AFFECTED—2115 86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jay M. Spinner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (151-50-BZ)

WHEREAS, Jay M. Spinner, for Abe Brooks, owner, filed March 1, 1950, an application under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building, using more than the area permitted, affecting premises 2115 86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 20, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 21st avenue is in residence and busi-

ness use, C area and Class 1 height districts; 86th street and the site are in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 24, 1950, acting on Alt. Applic. 3625/49, reads:

"1. Proposed addition to existing structure to occupy more than 60% of the vacant land area on the first floor violates Art. IV, Sec. 13b Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 20 ft. front by 100 ft. in depth, on which is located a building 20 ft. front by 58 ft. in depth, 2 stories, 23 ft. 9 in. in height of Class 3 construction, presently used as a retail store on the 1st floor, second floor vacant, for which Certificate of Occupancy No. 5330/20 has been issued for store and one family on the 1st floor; 2nd floor—1 family; that it is proposed to extend the first floor 32 ft., making the proposed depth 90 ft. and to extend the second floor 22 ft. or a proposed depth of 80 ft.; and

WHEREAS, the applicant contends that the zoning law requires a ten-foot setback for stores fronting along 86th street, amounting in the present case to 200 sq. ft.; that the permitted building area within this zone is 1544 sq. ft., so that the proposed extension will be 256 sq. ft. in excess of the allowable area; that the present owner has been operating a ladies specialty store for many years under the trade name of "Brooks" at 2111 86th street (Block 6347, Lot 73); that in February 11, 1944, he purchased this neighboring building to be occupied by "Brooks" upon termination of their present lease; that this building is only 58 ft. in depth against the full depth of the lot at their present location and the proposed extension is necessary to satisfy the need to display an adequate amount of merchandise; that both the adjoining lots, namely 71 and 73, are built up to their full depth and lot 13, immediately to the rear is improved to its rear lot line with a garage 20 ft. wide; thus the rear yard of the lot under consideration is completely hemmed in by unpierced masonry walls of adjoining properties; that the erection of a full lot extension will not interfere with nor deprive any adjoining land owner of light and air and the retention of a 6 ft. 10 in. rear yard could only serve as a pocket for debris; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions, as indicated on revised plan; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to extension of area, to permit the proposed one story extension at the rear, as indicated on plans marked "Received March 1, 1950" (3 sheets), "May 25, 1950" (1 sheet), "June 1, 1950" (1 sheet) and "June 21, 1950" (1 sheet), *on condition* that the revised plan marked "Received June 21, 1950" shall be followed as to the proposed construction; that there shall be no windows or other openings in the side or rear walls of such extension; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

154-50-BZ

APPLICANT—Benjamin H. Chasin, for Louis Mintz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of auto accessories, storage and office; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—5223-5229 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212-5224 Avenue J (Block 7800, Lots 39, 41 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin H. Chasin.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

Negative: Chairman Murdock..... 1

THE RESOLUTION (154-50-BZ)

WHEREAS, Benjamin H. Chasin for Louis Mintz, owner, filed March 2, 1950 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, sale of auto accessories, storage and office, and to permit the parking of more than five motor vehicles waiting to be serviced, affecting premises 5223-5229 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212-5224 Avenue J (Block 7800, Lots 39, 41 and 42), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 6, 1950, after due notice by publication in the Bulletin, laid over to June 20, 1950, for inspection and decision, without further argument, then laid over to June 27, 1950, for decision, and then laid over to July 11, 1950, for completion of the terms of the resolution after applicant has submitted revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue J, East 53rd street, Flatlands avenue and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1950 acting on N.B. Applic. 127-50, reads:

"1. Proposed construction of gasoline service station with lubritorium, auto laundry, minor repairs, boiler room, offices, storage and sales of auto accessories and parking of more than 5 cars waiting to be serviced within a business use district is contrary to Art. II, Sec. 4(a), Sub. 29 and Sub. 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 66 ft. 7¾ in. frontage by 61 ft. 1⅝ in. in depth (irregular), presently vacant, with the exception of a billboard sign; that it is proposed to erect a building 62 ft. front by 30 ft. in depth, one story, 15 ft. 6 in. in height, of class 3 construction, to be used in conjunction with the proposed gasoline service station as an auto laundry, lubritorium, motor vehicle repairs, office and sale of auto accessories, boiler and storage room; that it is further proposed to install six 550-gallon gasoline tanks, one 550-gallon refuse oil tank and 6 approved dispensing pumps; that it is further proposed to permit the parking of more than five motor vehicles waiting to be serviced, and to install one curb cut facing on East 53rd street, one on Flatlands avenue, and two curb cuts on Avenue J; and

WHEREAS, the applicant contends that the gasoline service station area will be paved with concrete or tarvia and a parking space will be provided in the rear of the accessory building for the parking of more than five cars waiting to be serviced; that proper landscaping and a brick and picket fence is proposed on the interior lot lines of the property so as to provide a permanent buffer and proper protection for the adjoining property owners; that Flatlands avenue

is a heavily travelled thoroughfare at this point and a modern up-to-date gasoline service station would be entirely in keeping at this location; that in the immediate vicinity, there is located a large City Garbage Disposal Plant on the corner of Ralph and Flatlands avenues; that at the present time, the premises in question, as well as the surrounding vacant property in this vicinity, has been haphazardly used as a dumping ground for junk and other litter; that the erection of the proposed gasoline service station will be a definite improvement and will provide a required service for the community; and

WHEREAS, the zone has been unchanged since July 25, 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received March 2, 1950" (3 sheets), as amended by revised plans, marked "Received July 6, 1950" (2 sheets), *on condition* that the premises shall be leveled substantially to the grade of the surrounding streets; that the premises shall be arranged and constructed as shown on revised plans marked "Received July 6, 1950"; that the wall as shown to the west and south on the lot lines shall be constructed to a height of not less than 5 ft. 6 in. and properly coped; that the planting areas shall be maintained as indicated with proper materials, protected with concrete curbing as indicated; that pumps shall be erected not nearer than 15 ft. to the street building line; that the number of gasoline tanks shall not exceed six 550-gallon tanks; that the accessory building shall be constructed without a cellar and in all other respects shall be of the design, area and arrangement as shown and shall comply with the requirements of the Building Code; that the heater room shall be separated from the balance of the building by fireproof construction, except that the ceiling may be fire-retarded; that the greasing equipment shall be by hydraulic lifts only; that minor repairs may be permitted under section 7i; that the balance of the premises shall be paved with concrete or bituminous paving; that the sidewalks and curbing around the premises shall be constructed to the satisfaction of the borough president; that the curb cuts shall be restricted to one to Flatlands avenue, one to East 53rd street and two to Avenue J at the locations indicated; that there shall be erected at the intersection of Flatlands avenue and East 53rd street and also at East 53rd street and Avenue J a block of concrete, extending for five feet along either street, not more than 12 inches in height; that signs shall be restricted to a permanent sign on the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary and roof signs, but permitting the erection within the building line of one post standard on Flatlands avenue and East 53rd street and one post standard on Avenue J and East 53rd street, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over 4 feet; that such signs may be illuminated; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

155-50-BZ

APPLICANT—Paul Friedman, for Leah Miller, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office, with a business entrance more than the permitted distance from the intersection, for a term of fifteen years.

PREMISES AFFECTED—122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 116th avenue, southeast corner of 122nd street (Block 11679, Lot 2), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3
Negative: Chairman Murdock 1

THE RESOLUTION (155-50-BZ)

WHEREAS, Paul Friedman, for Leah Miller, owner, filed March 7, 1950, an application under sections 7f and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office, with a business entrance more than the permitted distance from the intersection, for a term of fifteen years, affecting premises 122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 116th avenue, southeast corner of 122nd street (Block 11679, Lot 2), South Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application on May 23, 1950, after due notice by publication in the Bulletin, laid over to June 13, 1950, for inspection and decision without further argument, then laid over to June 27, 1950, for a full vote of the Board, and then laid over to July 11, 1950, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that 116th avenue and 122nd street are in a residence use, D area, class 1 height district, and that Rockaway boulevard and the site are in a business use, D area. class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 7, 1950 affecting N.B. Applic. 483-50, reads:

> "1. Use of premises located within a business use district as gasoline, service station, lubrication, auto washing, office and sale of auto accessories is contrary to Art. II, Sec. 4a(16) of the zoning resolution.
>
> 2. Business entrance on a residence street intersecting a business street more than 25 ft. from business street is contrary to Art. II, Sec. 7-A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 113.12 ft. frontage by 48.66 feet in depth (irregular), presently vacant; that it is proposed to erect a building, 30 feet 4 inches front by 44 feet, 6 inches in depth, one story, 15 feet 9¾ inches in height, of class 3 construction, to be used in conjunction with the proposed gasoline service station for lubritorium, auto washing, sale of auto accessories and office; that it is further proposed to install six 550-gallon gasoline tanks, two approved dispensing pumps and two curb cuts on Rockaway boulevard, one on 122nd street frontage and one on 116th avenue; and

WHEREAS, the applicant contends that there is a demand for the use of the subject premises as a gasoline service station and a grant of the application would result in a substantial investment to improve the property which could then be operated so as to yield a fair return; that on Rockaway boulevard, within the area affected, there are the following automotive uses—used car lot (Block 11714, Lot 49), gasoline service station (Block 11714, Lot 52) and gasoline service station (Block 11679, Lot 9); that across the street from the premises are two beer depots (Block

11714, Lot 54 and Block 11715, Lot 39) ; that also, on Rockaway boulevard, there are billboards as follows: Block 11664, Lot 30; Block 11680, Lot 14; Block 11713, Lot 45; and Block 11745, Lot 38; that therefore the proposed variance would not be inharmonious with many of the present uses on Rockaway boulevard; that the peculiar geographic location of the plot at a fork in the road, with frontage on three streets, makes this a lot particularly adaptable for a gasoline service station; that there is no demand for ordinary business use of the subject premises, as the existing stores in the neighborhood are adequate for the local retail business needs of the vicinity; that a grant of this application would not adversely affect the neighborhood and the limitation of the term of the variance to a stated term of fifteen years will give assurance that the proposed use will not be perpetuated if it will have a detrimental effect upon Rockaway boulevard as it may develop; that the proposed building would be of attractive design with grass plots and shrubbery areas and would be more attractive than many uses which might be built in conformity with the zoning resolution; that the proposed, non-conforming building will be one story in height and would occupy about only 17% of the area of the plot, while a conforming building might be more than one story in height and could occupy four times as much area or 70% of the area of the plot; that a grant of this application would do substantial justice in that it would grant the owner of the subject premises a privilege similiar to that which is enjoyed by the owners of the adjoining premises on land which is similarly situated and zoned; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* as to objection 1 under section 7f for a term of fifteen (15) years, to permit the premises to be occupied as proposed as a gasoline service station, *on condition* that the premises shall be leveled substantially to the grade of the surrounding streets and shall be substantially as indicated on plans filed with this application, marked "Received March 7, 1950" (3 sheets), except that there shall be erected on the northerly lot line along 116th avenue, continuously from east to west, a masonry wall not less than 5 ft. 6 in. in height with no openings therein; that the accessory building shall be arranged substantially as proposed and shall comply in all other respects with the requirements of the Building Code; that there shall be no cellar under the building; that any heating shall be on the first floor only; that any greasing shall be by hydraulic lift and not by pits; that the design of the proposed accessory building may be substantially as indicated, except that the building shall be constructed of face brick on all sides; that complete working drawings shall be submitted for consideration by the Board by July 15, 1950, for the imposition of additional conditions by the Board on July 18, 1950; that after approval of working drawings all permits shall be obtained and all work completed within one year.

192-50-BZ

APPLICANT—Ingram S. Carner, for Gootzeit Realty and Construction Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of more than one building on a lot to be used for the storage of more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—67-29 to 67-39 73rd place, east side, 22.32 ft. south of 67th road (Block 3771, Lot 7), Middle Village, Borough of Queens.

APPEARANCES—
For Applicant: Ingram S. Carner.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (192-50-BZ)

WHEREAS, Ingram S. Carner, for Gootzeit Realty and Construction Corp., owner, filed March 16, 1950, an application under sections 7f and 21 of the zoning resolution, to permit in a business use, D area use district, the erection and maintenance of more than one building on a lot for the storage of more than five motor vehicles using more than the area permitted, affecting premises 67-29 to 67-39 73rd place, east side, 22.32 feet south of 67th road (Block 3771, Lot 7), Middle Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 67th road is in residence and business use, D area, class 1 height districts; 73rd place and the site are in business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1950, acting on Alt. Applic. 253-50, reads:

"1. The use of above located premises for the storage of more than 5 motor vehicles is contrary to Article 2, Section 4 of zone resolution.

2. The erection of more than one building on lot contrary to Art. 1, Sect. 5 of zone resolution.

3. Proposed building occupies an area in excess of that permitted and is contrary to Sect. 14c of zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 127.74 ft. frontage by 94.19 ft. in depth (irregular), on which is located a building 60 ft. 10 in. front by 50 ft. in depth (irregular), one story in height, of class 3 construction, used as three one-car garages and a 2 truck trailer garage, and the balance of lot used for the parking of more than 5 motor vehicles, for which Certificate of Occupancy 61209-50 (N.B. 1045-49) has been issued; that it is proposed to erect 15 one-car garages and one 2-car garage, one story in height, of class 3 construction; and

WHEREAS, the applicant contends that the premises in question are presently zoned as a business use district, a class 1 height district and a "D" area district and that these designations have not been changed since July 25, 1916 and that no zoning amendment relating to this property is pending at the present time; that the owner acquired title to the property in 1947 and sought to improve the then vacant parcel with one family homes and that plans were drawn and filed in the Department of Housing and Buildings under N.B. 5386-47 to 5392-47; that after the owner went to the expense of plans and filing, and after a futile attempt to interest banks and the Federal Housing Administration for a mortgage, and further being denied any interest at all from the banks because of the cementery to the west in Block 3667, the owner was forced to withdraw his applications from the Department of Housing and Building; that in 1949, the owner desirous of improving this property, decided to improve it with private garages due to the request of many of the property owners who needed space to get their cars off the streets of Middle Village; that under N.B. 1045-49 and subsequent Certificate of Occupancy Q61209, the property was improved with a parking lot for more than 5 cars and garage for three private cars and two trailer trucks; that the size of this plot was 72 ft. by 94 ft.,

irregular, as the owner re-apportioned this original 127 ft. by 94 ft. lot, leaving approximately 50 ft. with the hope that he could interest some local business man in a building on the remaining 50 ft.; that there have been many requests for the owner to erect more garages; that it is the owner's intention to erect on this parcel these new masonry proposed private garages which will be maintained in the same manner as the existing masonry building which he erected in 1949; that the area of the premises is 11,810 square feet and that the allowable area of coverage would therefore be 55% of the foregoing figure, or 6,496 square feet, indicating an excess of only 324 square feet, which will in no way affect the adjoining property owners; that in the immediate vicinity surrounding the property, there exist private garages and a gasoline service station and much vacant land which it is not advisable to improve, because of the narrow lots backing up on the cemetery to the west; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision f of the zoning resolution and that the owner has substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is entitled to relief as to area and as to more than one building on the lot and as to the omission of a rear yard.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 21, for a term of fifteen (15) years, to permit the additional brick masonry garages, as proposed and as indicated on plans filed with this application, marked "Received March 16, 1950" (3 sheets), *on condition* that such garages shall be for storage space for cars of individuals in the area; that the portion of the premises where not occupied by the garages shall be properly paved with concrete or bituminous paving; that the existing curb cuts may be permitted to remain along 73rd place; that on the rear lot line to the east where walls of garages do not exist or are not proposed there shall be a cinder block wall erected to a height of not less than 8 feet and properly coped; that no additional uses shall be maintained on the premises other than the motor vehicle storage use herein permitted; that the sidewalks in front of the premises shall be reconstructed and maintained to the satisfaction of the borough president; that signs shall be restricted to such signs as permitted under the zoning resolution for a business use district, advertising only the use herein permitted; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution and that a new certificate of occupancy shall be obtained and that in all other respects the buildings and occupancy shall comply with the zoning resolution and all laws and rules applicable.

203-50-BZ

APPLICANT—Latham C. Squire, for Uris Brothers, owner (Robert Norden, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and retail use district, the change in occupancy on first floor from existing restaurant to restaurant and cabaret.

PREMISES AFFECTED—1-3 University place and 27-29 Waverly place, northeast corner (Block 548, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Dept. of Parks.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (203-50-BZ)

WHEREAS, Latham C. Squire, for Uris Brothers, owner; Robert Norden, lessee, filed March 22, 1950, an application under sections 7c and 7e of the zoning resolution, to permit in residence and retail use districts, the change in occupancy on the first floor from existing restaurant to restaurant and cabaret, affecting premises 1-3 University place and 27-29 Waverly place, northeast corner, (Block 548, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that University place is in residence and local retail use, C area and Class 1¼ height districts; Waverly place and the site are in residence and retail use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 2, 1950, acting on Alt. Applic. 311/50, reads:

> "1. Proposal to change use of 1st floor of bldg. from restaurant to restaurant and cabaret partly in a Residence and partly in a Retail use district is contrary to Sec. 3, Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 77 ft. 10 in. front by 141 ft. 5½ in. in depth, on which is located a building covering the entire plot, 21 stories, 209 ft. in height, of Class 1 construction, presently used as a multiple dwelling, stores and restaurant for which Certificate of Occupancy No. 36720/50 (Alt. 1737/48) has been issued; that it is proposed to install an organ and have one singer; and

WHEREAS, the applicant contends that permission is requested to change the occupancy to include in the restaurant Muzak with an organ and one singer; that this is a public restaurant operating as a legal nonconforming use and the application is for the extension of such use and the issuance of a limited cabaret license; that a restaurant has been operated in this location for many years by other owners; that on July 12, 1945, the zoning use of this property was changed from business to residential, making the restaurant a nonconforming use; that the ground floor of the subject building, a multiple dwelling, is occupied as a lobby of the dwelling and by a number of nonconforming stores in addition to the restaurant; that immediately north of the subject building is a loft building; across the street to the west is a fraternity house; that immediately south of No. 1 University place is a one-story building occupied by the New York University; that the dining room of the restaurant has no side windows, only front windows which are never opened as it is air-conditioned; that it is not possible, therefore, for anyone in the neighborhood to be disturbed by the proposed music; that at present, the Muzak is in use and has been for more than a year; that a cabaret license is not required in order to have Muzak service; that no structural changes are to be made and no form of entertainment other than the organist and singer is desired; that the restaurant closes promptly at 12 P.M. every night; that the present operator also operates the Fraunces Tavern where an organ and singer have proved very successful; that other restaurants operated here were unsuccessful and the present lessee took over from the last tenant in payment of a debt on March 1, 1949; that it has constantly lost money to date, but the operator feels the addition of the organ and singer would assist materially in making the restaurant a success; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does

hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e thereof for a term of five (5) years, to permit the cabaret use as proposed, consisting of an organ and one singer, *on condition* that the organ shall be located toward the rear of the restaurant, as indicated on plans filed with this application, marked "Received March 22, 1950" (3 sheets), "April 3, 1950" (1 sheet) and "June 9, 1950" (2 sheets), *on condition* that there shall be no additional entrance to the premises; that there shall be no loud speaker or similar sound amplifier employed and no additional signs advertising the cabaret features as herein permitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six 6) months from the date of this resolution.

234-50-BZ

APPLICANT—William Farrell, for Michael Lauro, owner.
SUBJECT—Application for consideration (decision of the deputy commissioner of marine and aviation) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for boat use only.
PREMISES AFFECTED—2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Anthony T. Nappi.
For Opposition: M. B. Mariash.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Not Voting: Commissioner Kleinert 1

THE RESOLUTION (234-50-BZ)

WHEREAS, William Farrell for Michael Lauro, owner, filed March 27, 1950, an application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for boat use only, affecting premises 2702 to 2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 27th street, Emmons avenue and the site are in a business use, D area and class 1 height district; and

WHEREAS, the letter of the Department of Marine and Aviation dated March 24, 1950 re application to install tank, reads:

> "1. On March 10, 1950, you filed an application to install one 2000 gallon Diesel Oil Tank and one 2000 gallon Gasoline Tank with dispensing pumps for boat use only at 2702-2716 Emmons Avenue, southeast corner of E. 27th Street, Sheepshead Bay, Borough of Brooklyn.
>
> "The above location is zoned as a business district and the installation of tanks is not permitted under Art. 2, Paragraph 4, Sub. Div. 46 of the Zoning Resolution of the City of New York."

and

WHEREAS, the applicant states that the premises consist of a plot, 148 ft. frontage by 160 ft. in depth (irregular) on which are located 3 buildings, No. 1—20 by 40 ft., 1 story, 12 ft. in height of class 3 construction; No. 2—26 by 38 ft., 1 story, 12 ft. in height, of class 3 construction; and building No. 3—16 by 20 ft., 1 story, 12 ft. in height, of class 4 construction, all used in conjunction with the fishing station; that it is proposed to install one 2000 gallon diesel oil tank and one 2000 gallon gasoline tank with two dispensing pumps; and

WHEREAS, the applicant contends the entire southerly side of the plot and a portion of the westerly side of the plot abut on Sheepshead Bay; that the plot is now used as a fishing station and is improved with a 12 ft. by 86 ft. pier, 2 masonry accessory buildings and a small shed; that the function of the proposed gasoline and diesel oil tanks and pumps is to furnish fuel to pleasure and fishing boats only; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the use of a portion of the premises toward the south along Sheepshead Bay as a marine gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received March 27, 1950" (2 sheets) and "May 25, 1950" (1 sheet), on condition that the selling of gasoline shall be solely to automotive craft on Sheepshead bay and not to automobiles on the premises or those passing along Emmons avenue; that no signs shall be erected on the Emmons avenue front of the premises, but a sign may be erected near the bulkhead line, advertising the sale of gasoline; that the number of storage tanks shall not exceed one 2,000 gallon tank for gasoline and one 2,000 gallon tank for Diesel oil, as permitted by resolution adopted by the Board this day under Cal. 235-50-A; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

243-50-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of additional business buildings (retail stores), resulting in excess coverage for structures on plot.
PREMISES AFFECTED—2802-2824 Avenue U, south side, from East 28th to East 29th streets, 2105 East 28th street and 2104 East 29th street (Block 7361, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Max Siegel.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (243-50-BZ)

WHEREAS, Siegel and Green for Land Properties, Inc., owner, filed April 5, 1950 an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of additional business buildings (retail stores), resulting in excess coverage for structures on plot, affecting premises 2802-2824 Avenue U, south side, from East 28th to East 29th streets, 2105 East 28th street and 2104 East 29th street (Block 7361, Lot 1), Borough of Brooklny; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Avenue U is in a business use, D area, class 1 height district, that East 28th street and East 29th street are in business and residence use, D and D1 area, class 1 height districts, the site is in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1950 acting on Alt. Applic. 570-50 reads:

"1. Proposed extension exceeds allowable area in a D district and is contrary to Art. 4, Sect. 14c of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth on East 28th street, and 70 ft. in depth on east 29th street (irregular), on which is located a building 100 ft. by 100 ft., one story, 13 ft. 6 in. in height, of class 3 construction, used for stores, for which Certificate of Occupancy 125531 (N.B. 777-1949) has been issued; that it is proposed to erect an additional building on the easterly portion of the plot, 100 ft. by 50 ft. in depth, one story and cellar, 13 ft. 6 in. in height, of class 3 construction, to be used for stores; and

WHEREAS, the applicant contends that the area district requirements for this particular plot, prohibiting the use of the plot frontage on Avenue U, is illogical and oppressive, and not an appropriate regulation and tend to cause an undue hardship and practical difficulty within the meaning of Section 21 of the Zoning Resolution; that the general purpose and intent of the zoning amendments of 1944, which for the first time established percentage limitations on the building area within this district, was, among other things, to increase and promote more open space, light and air about buildings to be erected; that as applied to this particular plot, it would not serve this intent or any useful purpose; that ample provisions are being made to provide the adjacent property with adequate light and air by the 20 ft. wide yard being created behind the proposed addition facing on Avenue U and that this yard will adjoin the existing yards of all the adjacent property to the south that may be affected by this proposed development; that Avenue U is the main shopping thoroughfare for this area and to deny the owner the use of this frontage for its logical use, would benefit no one and deprive the owner of a beneficial use of its property; that to permit this proposed addition would benefit the neighborhood, as it would develop a vacant area with a harmonious use, providing a continuity of retail stores, and tend to eliminate an unregulated open area, which may become a nuisance; that this Board is respectfully requested to grant this zoning variance as it has been shown that such a grant will not adversely affect any one, do substantial justice and be within the general purpose and intent of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to area, to permit the extension of the existing building, substantially as proposed and as indicated on plans filed with this application, marked "Received April 5, 1950" (3 sheets), and "June 9, 1950" (1 sheet), *on condition* that the arrangement of the proposed building shall be as indicated on plan marked "Received April 5, 1950"; that in all other respects the building shall comply with the requirements of the Building Code; that the subdividing partition between stores may be relocated to meet the tenants' needs; that the building shall not exceed 50 feet in depth; that a rear yard of 20 feet shall be maintained on the premises at the rear, as proposed; that on the rear lot line to the south there shall be erected a masonry wall, properly coped to a height of not less than 5 ft. 6 in.; that iron gates shall be maintained on the street line of East 29th street at such rear yard; that such gates shall normally be kept closed; that the rear yard shall be drained and paved in accordance with the requirements of the Building Code; that the building shall not exceed one story in height; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

246-50-BZ

APPLICANT—Acacia Service Station, Inc., for Shorewood Realty Corp., owner (Esso Standard Oil Co., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, and the parking and storage of motor vehicles on the unbuilt upon portion of lot, for a term of fifteen years.

PREMISES AFFECTED—114-01 to 114-17 Springfield boulevard, east side, from 114th to 115th avenues, and 216-01 115th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Edward V. Loughlin and James V. McNamara.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (246-50-BZ)

WHEREAS, Acacia Service Stations, Inc., for Shorewood Realty Corp., owner, Esso Standard Oil Co., lessee, filed April 11, 1950 an application under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop and the parking and storage of motor vehicles on the unbuilt upon portion of the lot, for a term of fifteen years, affecting premises 114-01 to 114-17 Springfield boulevard, east side, from 114th to 115th avenues, and 216-01 115th avenue (Block 11234, Lot 101), St. Albans, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 20, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 114th avenue is in residence and local retail use, D area, Class 1 height districts; Colfax street, Springfield boulevard, 115th avenue and the site are in a residence use, D area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1950, acting on N.B. Applic. 2261-50, reads:

"1. The erection of a gasoline service station, lubritorium, auto laundry, parking and storage of more than 5 motor vehicles, motor vehicle repair shop for minor repairs with hand tools only, within a residence district, is contrary to Article 2, section 3 of zone resolution."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot 163.63 ft. frontage by 109.65 ft. in depth (irregular) on Springfield boulevard, 109.65 ft. frontage on 115th avenue and 92.68 ft. frontage on 114th avenue; that it is proposed to erect a building 63 ft. 6 in. front by 30 ft. in depth, one story, 15 ft. in height, of Class 3 construction, to be used in conjunction with the proposed gasoline service station as a lubritorium, auto laundry, motor vehicle repairs, office and toilets; that it is further proposed to install eight 550-gallon gasoline tanks and 4 dispensing pumps; that it is further proposed to install 3 curb cuts on Springfield boulevard, one on 114th avenue and one on 115th avenue; and

WHEREAS, the applicant contends that the plot in question was rezoned from business and residence use to residence use on April 5, 1947; that subject to permit, Esso Standard Oil Company propose to lease the property for a period of fifteen years and the contemplated improvements will cost about $45,000; that the assessed valuation for the land is $12,000; that the proposed work consists of grading the plot substantially to the level of the adjoining streets; that the erection of a one story, three-bay service station building, 63 ft. 6 in. by 30 ft. is to be used as an office, rest rooms, store room and the three service bays for lubrication, car washing and minor repairs with hand tools only, will be of Class 3 construction with masonry walls, concrete floor, wood roof with wire lath and ¾ inch cement plastered ceilings, and the front and two sides will be finished with porcelain enamel; that heating will be by means of a Gilbert & Barker warm-air, oil burning, ceiling suspended furnace located in the store room as approved by the Board under Cal. No. 25-49-SA; that the installation of eight underground 550-gallon gasoline tanks together with four G & B, model T-996 NYC approved type dispensing pumps will be set back a minimum distance of 10 feet from the line of Springfield boulevard; that there will be no pumps erected on either 114th or 115th avenues; that three 30 ft. curb cuts plus 18 inch splays each side will be installed on Springfield boulevard and one cut each 30 ft. wide plus 18 inch splays will be erected on both 114th and 115th avenues; that masonry lot line walls 3 ft. high with 2 ft. high wrought iron pickets above will be erected along the interior or rear lot line on either side of the proposed building, and a standard wood board fence 3 feet high on concrete base will be erected to the rear of the building; that along both 114th and 115th avenues for a distance of 40 feet westerly from the easterly lot line, there will be erected a 2 ft. high masonry wall with 2 ft. high wrought iron pickets above, and that new sidewalks and ramps will be installed and the yard area will be paved with asphaltic concrete; that as indicated on the drawings filed with the application, considerable planted areas will be provided and one "ESSO" brand sign will be erected at the intersection of Springfield boulevard and 115th avenue and that the sign will overhang the lot line not more than 4 ft.; that Springfield boulevard is a main traffic artery running from the Nassau County line to Flushing and a traffic check in the immediate neighborhood shows that most of the small home owners with the area have automobiles and that there is no modern service station to satisfy their needs; and

WHEREAS, the zone has been changed from business use to residence use April 5, 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivisions e and h, of the zoning resolution.

Resolved, that the decision of the borough superintendent dated May 10, 1950 acting on N.B. 2261-50 be and it hereby is *affirmed* and the application be and it hereby is *denied.*

279-50-BZ

APPLICANT—Simon Cohen, for James Mantell, owner (William H. Ahlert, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a temporary period of time.

PREMISES AFFECTED—166 to 177 Beach 104th street, and 104-02 to 104-10 Ocean Promenade, northwest corner (Block 643, Lot 37), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Simon Cohen and William M. Ahlert.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (279-50-BZ)

WHEREAS, Simon Cohen, for James Mantell, owner, William H. Ahlert, lessee, filed April 26, 1950 an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a temporary period of time, affecting premises 166 to 177 Beach 104th street, and 104-02 to 104-10 Ocean promenade, northwest corner (Block 643, Lot 37), Rockaway Beach, Borough of Queens; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, and laid over to July 11, 1950, for inspection and decision without further agruments; and

WHEREAS, the district maps accompanying the zoning resolution show that Beach 104th street is in residence and business use, C area, Class 1 height district, Ocean promenade and the site are in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1950 acting on Alt. Applic. 599-50, reads:

"1. Use of premises for the parking and storage of automobiles in a residence use district is contrary to Art. II, Sect. 3, Par. 9(b)."

and

WHEREAS, the applicant states that the premises consist of a plot, 176.67 ft. frontage by 100 ft. in depth (irregular); that it is proposed to use the vacant property for the parking and storage of cars; and

WHEREAS, the applicant contends that there are not enough parking spaces in this area to accommodate the increased population in the summer and that the police regulations prohibit parking of cars on the beach blocks and on the promenade; that permission for the proposed use would aid in lifting the burden of taxes until such time when it would be possible to erect a suitable building on the plot; and

WHEREAS, it appears that this plot has been and is now used for parking in reliance on a license to so occupy issued by the Commissioner of Licenses, contrary to law; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of two (2) years, to permit the premises to be occupied for the parking and storage of motor vehicles, *on condition* that only motor vehicles of the pleasure-car type shall be so stored or parked; that the plot shall be leveled substantially to the level of Beach 104th street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that a woven wire fence of the chain link type shall be installed along the Ocean

promenade frontage without openings therein and along the Beach 104th street frontage with only one opening therein not exceeding 13 feet in width with curb cut opposite of similar width; that during the term of this variance, the premises shall be occupied for no other use and no other buildings shall be erected thereon except there may be a building not over one story in height and 100 sq. ft. in area, which may be of frame, to be used for the office and shelter of the attendant and not for sales of merchandise; that no sign shall be erected, except one attached to the fence on the Beach 104th street entrance, advertising the use of the premises, the rates charged and such other information as may be required by the commissioner of licenses, provided such sign does not exceed 15 sq. ft. in area, is not illuminated and does not extend beyond the building line; that a similar fence shall be constructed on the interior lot lines to the west and north; and that all permits required shall be obtained and all work completed within two (2) months from the date of this resolution.

305-50-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, to include lubritorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner (Block 1299, Lot 27), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Arthur H. Haaren and S. M. Covell.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (305-50-BZ)

WHEREAS, Arthur H. Haaren for Kesbec, Inc., owner, filed May 2, 1950 an application under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station to include lubritorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles, affecting premises 67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner (Block 1299, Lot 27), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 67th street is in residence and business use, B area, class 1½ height districts, Roosevelt avenue and the site are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1950, acting on N.B. Applic. 2889-50, reads:

> "1. The proposed use of gasoline service station, lubritorium, car washing, minor repairs (hand tools only), parking and storage of more than 5 motor vehicles in a business zone is contrary to Articles II, Sec. 4 (46, 52, 29 & 15) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 130.01 feet frontage by 55.74 feet in depth (irregular) on which is located a building 21 feet 6 inches by 30 feet, one story in height, presently used as an office, and a three-car open pit for which Certificate of Occupancy 2047-31 (Alt. 487-31) has been issued; that it is proposed to replace the existing building by a new one, 59.17 feet by 42.74 feet (irregular) one story, 14.61 feet in height, of class 3 construction, to be used in conjunction with the gasoline service station as lubritorium, auto washing and motor vehicle repairs; that it is proposed to use open space for the parking and storage of more than five motor vehicles; that it is further proposed to add two 550-gallon gasoline tanks to existing six, making a total of eight; that the existing four dispensing pumps will be installed on a new concrete island a minimum of 10 feet from the building line; and

WHEREAS, the applicant contends that this application is made under section 7c of the zoning resolution, for a permanent variation permitting in a business district, the replacement of an existing building now used as a gasoline service station, office, service and accessory building, with a new building which will be larger, more modern and attractive and which will contain enclosed lubricating pits to replace the present open pits and will provide space for the storage and display of merchandise and, under section 7i, permitting car washing and minor repairs with hand tools only, and also for a temporary variation under section 7h to permit the parking and storage of more than five motor vehicles; that originally lots 27 and 28 (the latter containing the gasoline service station), were purchased by Edlar Realty Corp. on September 30, 1929; that on August 5, 1931, after the present gasoline station had been completed, Edlar Realty Corp. also purchased lot 34; that thereafter on December 2, 1931, all three of these lots were deeded by Edlar Realty Corp. to Kesbec, Inc., the present owner, for whom this application is made; that lots 27 and 28 were subsequently combined into Lot 27; that on April 7 of this year, part of lot 34 was included in the present lot 27 by the tax department and this application is concerned only with lot 27 as presently constituted and as shown on the plot diagram; that the present gasoline station office was constructed in 1931, plans for same having been approved on February 9, 1931; that the station has remained unchanged for the last 19 years except that an ornamental type of wall was added in 1932; that the certificate of occupancy shows that at that time there was a legal but non-conforming use on the premises; that the proposed new building would eliminate the present open-air grease pits and that this improvement will insure greater safety and convenience; that, Kesbec, Inc., the present owner, has a lease between Clotilde and Thomas J. Cody, the former owners of these premises, and one Harry W. Rink, dated August 29, 1924, which shows the premises were at that time and previous thereto used and occupied as a gasoline service station and that the surrounding area was unimproved and sparsely populated; that since that time there has been a great increase in auto traffic about this site and there is now a definite need for a gasoline station and parking facilities; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under sections 7c, 7h and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c, 7h and 7i, to permit the extension of use and the reconstruction of the legally existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received May 2, 1950" (4 sheets), *on condition* that there shall be no open grease pits constructed; that all the greasing and servicing equipment other than the gasoline sales shall be within the proposed accessory building; that such accessory building shall comply in all other respects with all laws, rules and regulations applicable

thereto; that instead of porcelain enamel as proposed, the lot line walls and front wall of the accessory building shall be of enameled terra cotta or enameled brick or light colored face brick; that there shall be no cellar constructed under such building; that repairing may be permitted under section 7i within the accessory building, generally with hand tools only, but permitting brake testing and wheel alignment; that parking under section seven subdivision h for a term of five years of not over ten (10) cars may be permitted to include cars awaiting service, *on condition* that such parking shall be at a location as not to interfere with the existing gasoline pumps and service thereto; that the existing curb cuts shall not be increased; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

381-50-BZ

APPLICANT—M. Martin Elkind, for Turnby Building Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of business building (stores) with show windows and signs on 192nd street more than twenty-five feet from the intersection.

PREMISES AFFECTED—39-15 to 39-21 192nd street and 192-07 to 192-27 Station road, northeast corner (Block 5325, Lot 40), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind and Sidney Freedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (381-50-BZ)

WHEREAS, M. Martin Elkind, for Turnby Building Corporation, owner, filed May 31, 1950, an application under Section 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of business building (stores) with show windows and signs on 192nd street more than twenty-five feet from the intersection, affecting premises 39-15 to 39-21 192nd street and 192-07 to 192-27 Station road, northeast corner (Block 5325, Lot 40), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 192nd street is in residence, business and unrestricted use, C area and Class 1 height districts; Station road is in an unrestricted use, C area and Class 1 height districts; 39th avenue is in a residence use, C area and Class 1 height district; and the site is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 16, 1950, acting on NB App. 3491/50, reads:

"1. Proposed arrangement of stores contrary to sect. 7A of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 278 ft. 4 inches front by 60 ft. in depth, presently vacant; that it is proposed to erect a building 185 feet, 6 inches by 54 feet, 3 inches, one story 13 feet in height, of Class 3 construction, to be used as a business building (stores); and

WHEREAS, the premises to the north of the site between the railroad and 39th avenue was changed from unrestricted use on the westerly side of 192nd street and from the business use on the easterly side of 192nd street to residence use, effective April 18, 1949; and

WHEREAS, the applicant contends that an elevated railroad intersects 192nd street between Station road and 39th avenue, forming a physical line of demarcation in the character of 192nd street on both sides of the railroad; that there exists at present a one-story commercial structure between the subject premises and the residence district; that therefore the residence portion of this block cannot be affected adversely by the presence of store fronts on 192nd street; that there is an existing gasoline station facing 192nd street opposite the subject site, which is another reason that the presence of store fronts in same part of the street cannot affect its character with respect to the residence district; that it is further submitted the purpose and intent of Section 7A did not envision conditions such as prevail on this street and the location of store fronts on 192nd street would not be contrary to the spirit of this section; that stores 3 and 4 have their fronts and entrances within 25 ft. of the corner and only stores 1 and 2 have fronts contrary to Section 7A; that due to the nonresidential uses now fronting on 192nd street, the street does not now have a residential character and the railroad embankment and station separate the portion of the block on which the subject site is located from the residential portion; that it is therefore contended that placing the store fronts in question on 192nd street could in no way affect adversely the adjoining property; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board Section 7A technically applies to the block in question, but has no practical application in view of the adjoining railroad embankment which effectually separates this portion of the block from the other portion of the block; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision A, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7A, to permit the proposed store show windows as proposed and as indicated on plans filed with this application marked "Received May 31, 1950," 2 sheets and "June 22, 1950," 1 sheet and that in all other respects the building and occupancy shall comply with the zoning resolution and all laws and rules applicable thereto and that all permits required shall be obtained and all work completed within one year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

257-49-A

APPLICANT—Louis Lieberman, for Gaetano Ramieri, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 Columbia place, east side, 248 ft. north of State street and 26-28 Willow place (cellar, 1st and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M. for applicant to file revised plans.

135-50-A

APPLICANT—DeRose and Cavalieri, for Pasquale Lancieri, owner.

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4¼ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.
APPEARANCES—
For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 25, 1950 at 10 A.M. for inspection and decision without further argument.

301-50-A

APPLICANT—Henry Nordheim, for Mallett Bros., Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.
APPEARANCES—
For Applicant: Henry Nordheim and R. Alfred Mallett.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 25, 1950 at 10 A.M. for inspection and decision without further argument.

431-50-A

APPLICANT—Burke, Morrison and Green, for 75-02 Austin St. Realty Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3219, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).
APPEARANCES—
For Applicant: W. J. Burke, Kalman Klein and Samuel Paul.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 25, 1950 at 10 A.M. for inspection and decision without further argument.

772-49-A

APPLICANT—York Distributors, Inc., for Cannold Holding Corporation, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—226-228 West 20th street, south side, 380 ft. west of 7th avenue (Block 769, Lots 53-54), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

43-50-A

APPLICANT—Paul Friedman, for Maria Davide, owner (Christ Bautosoukus (doing business as Hudson Valley Sliced Apple Co.), James Grasso and Joseph Novillino, lessees).
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—102-20 Lewis avenue, west side, 25 ft. south of 103rd street (Building 3); (Block 1941, Lots 57, 58 and 62), Corona, Borough of Queens.
APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (43-50-A)

WHEREAS, Paul Friedman, for Maria Davide, owner (Christ Bautosoukus, James Grasso and Joseph Novillino, lessees, doing business as Hudson Valley Sliced Apple Co.) filed January 20, 1950, an appeal from a decision of the borough superintendent, affecting premises 102-20 Lewis avenue, south side, 100 feet west of 103d street, 53-04 103d street, west side, 25 feet south of Lewis avenue (Block 1941, Lots 57, 58 and 62); (Bldg. No. 3 on Lot 58), Corona, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated January 9, 1950, acting on Alt. Applic. 1912/49, reads:

"4. No frame building permitted within the fire limits. Sec. 4.1.2 of Administravtice Code."

and

WHEREAS, the applicant states that the premises consist of a plot comprising three separate tax lots, on which there are located three buildings, Bldg. No. 1 is 25 ft. by 106 ft. in area at 1st floor, 25 ft. by 55 ft. in area at 2nd floor, two stories 27 ft. 7 in. in height, on a lot 25 ft. by 100 ft. and 50 ft. by 149 ft. in area, of frame construction; Bldg. No. 2 is 24 ft. 6 in. by 99 ft. 10 in., irregular in area, one story 12 ft. 4 in. in height, of Class 3 construction; Bldg. No. 3 is 2 stories, 21 ft. 9 in. in height, 24 ft. front by 33 ft. 2 in., irregular in depth, of Class 4 construction; Bldgs. 1 and 2 were erected in 1925 and the date of erection of Bldg. No. 3 is unknown; that the premises are located partly in a business and partly in a residence use, C area, Class 1 height district and Bldgs. 1 and 2 have been used and occupied since 1925 as at present; that the date of the use of Bldg. No. 3 is unknown; that the present use of Bldg. No. 1 as approved under N.B. 18019/24 is as follows: Cellar, ordinary; 1st floor—bakery; 2nd floor—dwelling, 1 family; that the actual existing and proposed use of Bldg. No. is: Cellar—ordinary; 1st floor—bakery; 2nd floor—dwelling, 1 family; that the present existing heretofore approved use under N.B. 7378/25 for Bldg. No. 2 is as follows: Cellar—none; 1st floor—garage for 4 trucks accessory to bakery, baker's oven, peeling and slicing of apples; that the actual present heretofore approved use of Bldg. No. 3 and the proposed use are as follows: Cellar—ordinary use; 1st floor—1 family dwelling; 2nd floor—1 family dwelling; and

WHEREAS, the applicant states that by this appeal it is proposed to legalize the existing frame dwelling, Bldg. No. 3, erected within the fire limits, for which no records are available in the Department of Housing and Buildings; and

WHEREAS, the applicant contends that the existing frame Building No. 3 is presently used by two families who would be forced to move if this application were denied, causing great hardship in these days of scarcity of apartments; that these buildings existed at the time the present owner's husband purchased the property in 1927; that there is no record in the Department as to when this building was erected; that there was no violation against the building since 1927 until the filing of Alteration Application 1912/49; that the owner had no notice that any question existed for up to twenty years and the hardship would be imposed on the owner and the tenants if this application were denied; that it is requested the appeal be granted, subject to conditions as the Board may deem fit to impose; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1912/49, Objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of the existing frame dwelling used for residential purposes only, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted this day under Cal. 42-50-BZ.

152-50-A

APPLICANT—Jay M. Spinner, for Abe Brooks, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2115 86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn.
APPEARANCES—
For Applicant Jay M. Spinner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (152-50-BZ)

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the Board has granted a variance to permit construction of a rear extension under Calendar No. 151-50-BZ.

Resolved, that the appeal be and it hereby is *withdrawn* to comply.

235-50-A

APPLICANT—William Farrell, for Michael Lauro, owner.
SUBJECT—Application for consideration re a decision of the deputy commissioner of marine and aviation.
PREMISES AFFECTED—2702-2716 Emmons avenue, southeast corner of East 27th street (Block 7515, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Anthony T. Nappi.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Not Voting: Commissioner Kleinert 1

THE RESOLUTION (235-50-A)

WHEREAS, William Farrell, for Michael Lauro, owner, filed March 27, 1950 an application for recommendation to the Commissioner of Marine and Aviation to permit the installation of a 2,000 gallon gasoline storage tank at premises 2702 to 2716 Emmons avenue, southeast corner of East 27th street, (Block 7515, Lot 1), Sheepshead Bay, Borough of Brooklyn; and

WHEREAS, the decision of the Commissioner of Marine and Aviation, dated March 24, 1950, on Application No. 37817, reads in part, as follows:

"The installation of a 2000 gallon capacity tank for gasoline exceeds the Fire Department's regulation which does not allow tanks in excess of 550 gallon capacity."

and

WHEREAS, the applicant states that the premises consist of a plot 148 ft. by 160 ft. in area, in a business use D area, Class 1 height district, upon which there exist three 1-story buildings, 12 ft. in height, 16 ft. by 20 ft. in area, 26 ft. by 38 ft. in area, and 20 ft. by 40 ft. in area, respectively, of brick and frame construction, used as a fishing station since 1947; and

WHEREAS, the applicant states that the entire southerly side of the plot and a portion of its westerly side abut on Sheepshead Bay; that the proposed gasoline tank will be installed within 10 ft. of the high water line of Sheepshead Bay and will be buried on the ground; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Commissioner of Marine and Aviation, acting on Applic. No. 37817, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the installation of two 2,000 gallon tanks, one for gasoline and one for Diesel oil in connection with the use as a marine gasoline service station permitted by resolution adopted this day by the Board under Cal. 234-50-BZ, *on condition* that the installation of such tanks shall be satisfactory to the Commissioner of Marine and Aviation and the Fire Commissioner; that the construction of the tanks shall be as provided under the Oil Burner rules of the Board for tanks of this capacity and in all other respects shall comply with the requirements as to fill and vent lines and installation.

Adjourned: 5:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 11, 1950, 2 P.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL.

651-49-SA

APPLICANT—Joseph A. Ross, for Manning and Lewis Engineering Co., owner.
SUBJECT—Manning and Lewis Engineering Co. Steam Fuel Oil Heaters, Model Nos. A, B, C and L, approval of.
APPEARANCES—
For Applicant: Joseph A. Ross, Jr.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (651-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 14, 1950

Cal. No. 651-49-SA.

Subject: Manning and Lewis Engineering Co. Steam Fuel Oil Heaters, Models A, B, C and L, approval of.

Manning and Lewis Engineering Company of Newark, New Jersey, filed August 4, 1949, an application with the Board of Standards and Appeals for approval of the Manning and Lewis Engineering Company Steam Fuel Oil Heater, Models A, B, C and L, under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

These heaters are for preheating heavy fuel oil for use in oil burners.

Description

These are heaters for preheating heavy fuel oil preparatory to atomization in an oil burner system. Model A is a two pass U tube heater and is manufactured in various sizes from 6½ inch flange diameter and 26 inch overall length to 16½ flange diameter and 104 inch length. The shell is constructed of steel .237 inch in thickness, the heads are 5/16 inch thick steel and the tubes ⅝ inch OD #16 BWG copper.

Model B is a six pass U tube heater and is manufactured in similar sizes to Model A. The shell is .280 inch steel, heads ⅜ inch thick cast iron, tube sheet ⅝ inch thick steel, tubes ⅝ inch OD #16 BWG copper Model C, the shell is .226 inch thick steel heads 5/16 inch thick cast iron; tube sheet 9/16 inch thick steel, tubes ⅝ inch OD #16 BWG copper. The steam flows through the tubes and the oil flows outside the tubes over and under a series of baffles causing a repeated cross flow path of the oil across the tube bundles. The sizes vary from 7 inch flange diameter and 29 in. overal length to 11 inch flange diameter to 103 inch overall length. The working pressure is 150 lbs. per sq. in., test pressure 300 lbs. per sq. in.

Model L has straight tubes, the oil flows through the tubes while steam is in the shell. The shell is .330 inch thick steel, heads ⅜" thick steel, tube sheet ¾ inch thick steel, tubes ¾ in. OD, 16 BWG steel. The tube bundle is not movable. The sizes vary from 8½ inch flange diameter and 44 inch overall length to 16½ inch flange diameter and 156 inch overall length.

The condensate or used boiler water in all these models is not returned to the boiler, a check valve being installed in the connecting pipe between the boiler and the oil preheater to prevent the possibility of oil entering the heating boiler should the preheater develop a leak. The condensate from the preheater is connected to a steam trap, and the condensate from the trap is connected to the sewer through an oil separator according to law, as shown in typical pipe plan filed June 5, 1950, and a part of the record in this application.

Inspection and Test

These heaters were inspected and tested at the plant of the applicant 28-42 Ogden St., Newark, N. J., on August 31, 1949. Present at the test were Chief Engr. L. V. Huber and J. A. Darts of the Committee on Test and Joseph Ross and Henry S. Lewis, representing the applicant. The heater shells were subjected to a hydrostatic test of 300 lbs. p.s.i. and the cores to 300 lbs. p.s.i. without failure of any kind.

Recommendation

On the basis of this inspection and test and the data furnished by the applicant, the Committee on Test recommends the approval of Manning and Lewis Engineering Company's Steam Fuel Oil Heaters, Models A, B, C, and L for use in New York City when constructed and installed as herein specified and in accordance with the Oil Burner Rules of the Board of Standards and Appeals, providing each heater has a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 651-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

366-50-SM

APPLICANT—Emanuel M. Glick, for Richard E. Thibaut, Inc., owner (Decorative Company, Inc., manufacturer).

SUBJECT—Retex (decorative interior wallcovering), approval of.

APPEARANCES—
For Applicant: Emanuel M. Glick and B. F. Bossi.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (366-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 1, 1950

Re: 366-50-SM.

Subject: Retex (Decorative Interior Wall Covering), Approval of.

Richard E. Thibaut, Inc., owner, for Decorative Company, Inc., manufacturer, filed April 10, 1950, an application with the Board of Standards and Appeals for approval of Retex (decorative interior wall covering) under the provisions of C26-178.0.b and C26-667.0.3, 7a and 7b of the Administrative Building Code.

Purpose

A material for use as a decorative wall covering other than in stairways and corridors.

Description

Retex is a wallcovering of great toughness and resiliency. It varies in thickness from .015" to .090" and in width from 17" to 39", depending on the design. It is packed both in standard wallpaper rolls of 36 sq. ft. and in units of 50 sq. ft. It is manufactured for Richard E. Thibaut, Inc. by the Decorative Company, Inc. of Saratoga Springs, New York.

This material is a paper backed linoleum type product. The basic materials are Linseed Oil, wood flour and various resins and fillers thoroughly mixed to form a compound which is applied by very accurate mechanical devices on a paper stock especially chosen for toughness and weight. All materials are rigidly selected and carefully checked. The ingredients are first placed in heavy duty mixers, heated to fixed temperatures. The mixed composition is then calendered to the paper backing and passed between two heated rollers under moderate pressure. One of these rollers is engraved with a pattern which is transfered to the sheeted material in the form of an embossing on one surface. The embossed material is then loosely rolled and allowed to dry at room temperature (generally from 24 to 48 hours), until the desired hardness is reached. It is then reinspected and tightly rolled and packed for shipment.

This material can be hung by either wallpaper or linoleum methods. If the former, a thick water soluble paste is used; if the latter, ordinary linoleum paste, except where excessive moisture is to be expected at seams and edges. Where moisture is encountered any of the various wallcovering cements are used. After it has been on a wall for two months or so, it oxidizes and becomes extremely tough and able to withstand very rough usage, without losing any of its texture or appearance. Also since its embossings are obtained by the calendar method they are firm and cannot be flattened. While color pigments are contained in the mix, this material can be painted or lacquered.

The material is intended for use as a decorative wall covering panels and wainscoting when firmly bonded to incombustible or approved fire-resistive material such as plaster cement, asbestos, metal, treated plywood, etc.

Inspection and Test

Inspection and test of the material was made at the office of the Board and found to comply with the specifications herein. Present at the test were Chief Engineer Leslie V.

Huber and John A. Darts of the Committee on Test, and Emanuel M. Glick, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the material Retex for use as a decorative covering for wall panels, wall covering and wainscoting as a substitute for wood veneer and interior trim other than in stairways and corridors, when bonded to an incombustible or approved fire-resistive material for use under the requirements of C26-667.0.3, 7a and 7b of the Administrative Building Code, provided the material be manufactured and installed in accordance with this report and that the Bill of Lading accompanying the material delivered be marked, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. #366-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

23-37-SA

APPLICANT—Quiet-Heet Manufacturing Corp., owner.

SUBJECT — Application for consideration — reopening and amendment of resolution re additional name (Modern Age Oil Burner, Model MA); (previously approved re Silent Heet Oil Burner, Model C).

APPEARANCES—
For Applicant: Joseph F. Bernhardt.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (23-37-SA)

WHEREAS, the Silent Heet Oil Burner, Models A, B and E was approved by the Board of Standards and Appeals on May 11, 1937, on certain conditions; and

WHEREAS, the resolution was amended on July 7, 1948, to include Model C; and

WHEREAS, the resolution was amended from time to time, to market this burner under additional names, the last such action having been granted on October 11, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution to market Model C under the name of Modern Age Oil Burner, Model MA.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 15, 1938 as amended by resolutions adopted December 5, 1939, June 2, 1948 and October 11, 1949 by adding thereto:

". . . that the Model C heater as approved by resolution adopted October 11, 1949 may also be marketed by the Modern Heating Company, 7619 176th street, Flushing, New York, as the Modern Age Oil Burner, Model "MA" on condition that under whatever names marketed, the burner shall comply with the requirements of the resolutions as adopted through October 11, 1949, and this resolution."

997-40-SM

APPLICANT—Hardwood Products Corp., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution — re Kim-Wood Fire (Proof) Door (previously approved).

APPEARANCES—
For Applicant: F. J. Donovan.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (997-40-SM)

WHEREAS, Hardwood Products Corp., owner, filed October 14, 1940, an application with the Board of Standards and Appeals for the approval of the material known as the Kim-Wood Fire (Proof) Door; and

WHEREAS, this material was approved by the Board on December 17, 1940, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 17, 1940 by adding thereto:

". . . that in the event the "Ry-Lock" lock as used on the test is no longer obtainable, the lock may be the Schlage Lock, Type D with a ½" throw having a cylinder of not over 2⅛" and a throw not larger than 1" in diameter, as indicated on detailed drawing marked "Received June 28, 1950," on condition that in all other respects, the resolution adopted by the Board on December 17, 1940 shall be complied with."

800-39-SM—Vol. III

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration — reopening as Vol. III and amendment of resolution re additional name (Perforated Sabinite) — re USG Sabinite Float Finish (Sabinite F); Sabinite Trowel Finish (Sabinite M); previously approved.

APPEARANCES—
For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Application reopened as Vol. III for test and report to consider the approval of Perforatable Sabinite.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

449-40-SA—Vol. II

APPLICANT—Reznor Manufacturing Co., owner.

SUBJECT—Application for consideration — reopening as Vol. II for test and report re new line of heaters—re Reznor and Carrier Gas Heaters (previously approved).

APPEARANCES—
For Applicant: Irving T. Hecht.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to a new line of heaters.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

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733-49-SM

APPLICANT—Aetna Steel Products Corp., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution re Aetna Hollow Steel One and One-Half Hour Fire Door (1⅜ inch thickness); (previously approved).

APPEARANCES—

For Applicant: Walter J. Wiseman.

ACTION OF BOARD—Application reopened for test and report as to amendment in connection with the dimensions.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

APPEALS FROM ADMINISTRATIVE DECISIONS

218-50-A

APPLICANT—Robert Gottlieb, for Lena Palmieri, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—886 Forest avenue, east side, 157.38 ft. north of East 161st street (Block 2658, Lot 9), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Edmund Valente.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (218-50-A)

WHEREAS, Robert Gottlieb, for Lena Palmieri, owner, filed March 30, 1950, an appeal from a decision of the borough superintendent, affecting premises 886 Forest avenue, east side, 157.38 ft. north of East 161st street (Block 2658, Lot 9), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated March 22, 1950 acting on Alt. Applic. 185-50 reads:

"1. Proposed change in occupancy of frame structure from public use to Commercial and Residential Use, is contrary to Section 4.2.1. and Section 270 (2) Labor Law."

"2. Third floor weak for 120 lb. live load required for a Factory, Section 7.3.2.3 (2).

"3. Provide means of egress from Cellar and upper floors, as per Section 270, Labor Law."

and

WHEREAS, the applicant states that the building is three stories (30 ft.) in height, 24 ft. by 94 ft. in area at 1st floor, 24 ft. by 71 ft. in area at typical floor, of class 4 construction, erected about 1900, located on a lot 27.19 ft. by 135 ft. in area, in a business use, B area, class 1½ height district, used and occupied since 1947 as follows: cellar—boiler and storage; 1st floor—pipe shop—5 persons; 2nd floor—classroom—35 persons; 3rd floor—class room—65 persons, for which no certificate of occupancy has been issued; proposed to be used and occupied upon completion of the alteration as follows: cellar—boiler room and storage; 1st floor—storage—3 persons; 2nd floor—office and dwelling—4 persons; 3rd floor—light manufacturing (sewing)—10 persons; that the building is equipped with one 3 ft. wide iron and wood stairs, enclosed in partitions of fireproof and fire-retarded material with fireproof self-closing doors, leading direct to street, and provided with a ladder and scuttle to roof, and one fire escape on the rear extending to roof by ladder and to yard by stair with egress to the street through adjoining yard; that the building to the south is two stories in height; and

WHEREAS, Violation C-1563-48 issued April 22, 1949 was for changing the occupancy of the building from pipe shop, club rooms and classrooms to manufacturing, storage and residence without obtaining a certificate of occupancy, and said violation describes the building as three stories, frame construction; and

WHEREAS, the applicant contends that the building is of class 3 construction on the 1st floor and class 4 construction on the 2nd and 3rd floors; that it was erected about 1900 as a fire house; that the cellar ceiling is fireproof, the 1st floor walls are brick with a fireproof stairhall and iron stair to 2nd floor; that the upper stories are frame with fire-retarded wood stair with brick filling between the studs; that the building was occupied as a fire house with fire engines on the 1st floor and dormitories on the upper floors; that the city discontinued the use of the building and in 1932 the records show that it was used as a church on the 1st floor and school on the 2nd and 3rd floors; that in 1932 a 3 ft. 8 in. wide exterior iron stair was erected on the rear; under Alt. 137-34 the use was changed to factory on the 1st floor (pipe shop), meeting room and classroom on the 2nd floor and club room on the 3rd floor; that in 1947 the city sold the building to the present owner who is using the building for non-combustible storage on the 1st floor, office and residence on the 2nd floor and factory on the 3rd floor, which factory consists of 6 or 7 women sewing on upholstery slip covers and 2 or 3 men supervising and packing the finished product; that the building has one 3 ft. wide stairway and a 3 ft. 8 in. wide iron exterior stairs leading to yard at 884 Forest avenue, direct to street; that as the number of occupants is less than in the previous use, it is requested that the Board accept the present egress; that the 80 lb. posted liveload for the third floor for the proposed sewing use is safer than the last approved use as clubroom for 65 persons; that the use is such that at no time will the 80 lb. liveload be fully used; that the machines used are light in weight and no stock pile of materials is ever present on the 3rd floor, since the operations consist of custom-making of slip covers in small groups; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of Section 270 of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 185-50, objection 1, dated March 22, 1950, and that the application be and it hereby is *granted on condition* that the building shall not be increased in height or area; that in view of the statement by the applicant that the walls above the first story are brick filled, to permit the continuance of the present uses on the 1st, 2nd and 3rd floors as indicated on revised plans maarked "Received June 30, 1950," two sheets, and to permit the continuation of the exits as proposed and as indicated on such revised plans; that the rear fire escape exiting to the yard shall have a gate in the fence adjoining the premises; that a letter of permission shall be filed with the borough superintendent as to such gate in the fence; as to objection 3, that the exits from the cellar shall be maintained as indicated on such revised plans marked "Received June 30, 1950," two sheets, provided the cellar shall not be occupied for human occupancy; as to objection 2, that the appeal be and it hereby is *granted* to permit the continuation of the floor load on the third floor as existing of not less than 80 lbs. *on condition* that the type of occupancy shall at no time exceed such carrying capacity; that the third floor shall be posted for this amount; that the storage of one motor vehicle may be permitted on the street floor as now being done, provided the motor vehicle is used in the business of the street floor tenant engaged in manufacturing of refrigerator parts; that, as to objection 3, that the existing exits from the cellar may be accepted, provided the cellar is used as proposed; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

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393-50-A

APPLICANT—Elias K. Herzog, for 797 Broadway Corporation, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—797 Broadway, northeast corner of Fayette street (mezzanine); (Block 3132, Lot 8), Borough of Brooklyn.
APPEARANCES—
For Applicant: Elias K. Herzog.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (393-50-A)

WHEREAS, Elias K. Herzog, for 797 Broadway Corporation, owner, filed June 7, 1950, an appeal from a decision of the borough superintendent, affecting premises 797 Broadway, northeast corner of Fayette street, (mezzanine); (Block 3132, Lot 8), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 10, 1950, acting on Alt. Applic. 641-50, reads:

"1. Building over 4 stories in height (mezzanine counted as a floor as area is more than 50% of floor) to be of fireproof construction. Sect. 270 Labor Law."

and

WHEREAS, the applicant states the building is 4 stories and mezzanine (50 ft.) in height, with a one-story extension; that the building has a frontage of 25 ft. on Broadway, 100 ft. on Fayette street and a depth of 100 ft. at right angles to Fayette street at 1st floor level including mezzanine level; erected in 1884, located in a business use, B area, Class 1½ height district, used and occupied since prior to 1937: Cellar, storage; boilerroom, furniture showroom, 0 persons; 1st floor, furniture store, 5 persons; mezzanine used in connection with store, 2 persons; 2nd floor, printing, 20 persons; 3rd and 4th floors, manufacturing of dresses, 50 and 30 persons, respectively; that it is proposed to increase the mezzanine area by the addition of space at the rear, formerly part of the clere first story, by extending the mezzanine an additional 300 sq. ft. in area, and upon completion of the alteration to use and occupy the mezzanine for store and storage, 2 persons; that the building is provided with three interior stairs of wood construction, 3 ft. 8 in. wide, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors, one of which leads to Fayette street; that the other stairs are within the store area on the first floor; that in addition, there are two fire escapes on the Fayette street front, extending to the roof by ladder and to street by stationery iron stairs and by counterbalanced stairs; and

WHEREAS, the applicant contends that the building is used for manufacturing on the three upper floors; that these floors are provided with 3 ft. 8 in. wide fire-retarded stairs leading direct to street and outside stairs and a fire escape on the street side; that the first floor is used as a furniture store with a mezzanine balcony; that this balcony besides being provided with an open stairs to the store, is connected by fireproof self-closing door to the main stairs leading directly to the street; that it is proposed to extend the mezzanine balcony at the rear extension, which will make this extension two stories in height instead of one story as now existing; that the increase in area of the rear mezzanine will make the overall area of the entire mezzanine over 50% of the entire first floor, but still less than 2500 sq. ft.; that this additional space is necessary for the continuation of the business on the first floor; that no changes are contemplated in the existing 4-story structure; that additional space on the mezzanine is in the extension only; that the area of the rear extension is only 875 sq. ft. and the mezzanine area in this extension will be 674 sq. ft.; that this space will be used for storage only and has a separate inside stairs leading to the store 4 ft. wide, 65 ft. from the entrance and a 3 ft. 8 in. wide opening connecting into the main mezzanine, which has a door directly to the main stairs besides an additional 3 ft. 6 in. wide inside stairs located 30 ft. from one entrance at the first floor and 55 ft. from the other; and

WHEREAS, Certificate of Occupancy 83876 issued September 1, 1937 upon completion of work under Alt. 1446-37, permits the use of the building as follows: cellar, boiler room and furniture show room; 1st floor, furniture store, 5 persons; 2nd floor, printing shop, 20 persons; 3rd floor, dress manufacturing, 50 persons; 4th floor, dress manufacturing, 30 persons.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 641-50, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the extension of the existing mezzanine and to permit such mezzanine to be continued under such classification, *on condition* that the building shall comply in all other respects with the requirements of the State Labor Law for an existing factory building not over four (4) stories in height; that the use and occupancy shall comply with the requirements of the Certificate of Occupancy No. 83876 issued on September 1, 1937; that the building shall not be further increased in height or area; that the mezzanine balcony shall not be further extended; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

435-50-A

APPLICANT—William I. Hohauser, for New York City Housing Authority, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—757 East 103rd street and 10307 Flatlands avenue, northeast corner; 758-764 East 105th street, northwest corner of Flatlands avenue; 757-763 East 105th street, northeast corner of Flatlands avenue; 10603-10609 Flatlands avenue, north side, 230 ft. east of East 105th street, 10711-10715 Flatlands avenue, northwest corner of East 108th street; 757-763 East 108th street, northeast corner of Flatlands avenue; 10835-10841 Flatlands avenue, northwest corner of Hinsdale street; 719 East 103rd street and 10312 Glenwood road, southeast corner; 716 East 105th street and 10406 Glenwood road, southwest corner; 10602-10608 Glenwood road, south side, 250 ft. east of East 105th street; 712-718 East 108th street, southwest corner of Glenwood road; 711-717 East 108th street, southeast corner of Glenwood road; 992-998 Hinsdale street, southwest corner of Glenwood road; 671 East 105th street and 10513 Glenwood road, northeast corner; 10603-10609 Glenwood road, north side, 230 ft. east of East 105th street; 10717-10721 Glenwood road, northwest corner of East 108th street; 651-657 East 108th street, northeast corner of Glenwood road; 968-974 Williams avenue, northwest corner of Glenwood road; 621 East 105th street and 10512 Farragut road, southeast corner; 10622-10702 Farragut road, south side, 400 ft. east of East 103rd street; 618-620 East 108th street and 10712 Farragut road, southwest corner; 619 East 108th street, east side, 400 ft. north of Glenwood road; 926-932 Williams avenue, west side, 380 ft. north of Glenwood road; 567 East 108th street, east side, 700 ft. north of Glenwood road; 904-908 Williams avenue, west side, 700 ft. north of Glenwood road; 543-553 East 108th street, east side, 89 ft. north of Glenwood road; 254 Stanley avenue and 523 East 108th street; 270-276 Stanley avenue, south side, 170 ft. east of East 108th street; 330 Stanley avenue and 870-874 Williams avenue, southwest corner (Blocks 8158, 8174,

8175, 8176, 8191-8195, inclusive, Lots 1); Breuklen Houses, Borough of Brooklyn.

APPEARANCES—
For Applicant: Fred N. Severud, Aaron Garfinkel and Irving Befler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Absent: Commissioner Kleinert 1

THE RESOLUTIOIN (435-50-A)

WHEREAS, William I. Hohauser, for New York City Housing Authority, owner, filed June 16, 1950, an appeal from a decision of the borough superintendent, affecting Breuklen Houses, bounded by Flatlands avenue, Hinsdale street, Stanley avenue, Farragut road, East 108th street and East 103d street (Blocks 8158, 8174, 8175, 8176, 8191-8195, inclusive, Lots 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1950, on N.B. Applications 778 to 807-50, inclusive, reads:

"1. Min. dimension of columns supporting flat slab construction should comply with sect. 8.5.26.5 par. a-2, B.C.

2. Min. thickness of slabs for flat slab construction to comply with sect. 8.5.25.2 of B.C."

and

WHEREAS, the applicant states the premises are located in a residence use, A and D area, Class 1 and 1½ height districts, on which it is proposed to erect a series of 3 and 7-story Class 1 constructed, Class A multiple dwellings; and

WHEREAS, the applicant contends that the Administrative Code requires that the minimum dimensions of the columns in flat slab construction shall be not less than 16 in. and the minimum thickness of slabs not less than 1/32L for floors and 1/40L for roof slabs, respectively; that the standards of the American Concrete Institute adopted February 25, 1947 and approved by the American Standards Assoc. January 12, 1948, reflect later thinking in the field of reinforced concrete than the Administrative Building Code; that columns and slabs in these buildings have been designed in accordance with requirements of the American Concrete Institute under which requirements the minimum dimensions of columns are 12 in. in diameter or in the case of rectangular columns, a minimum thickness of 10 in and a minimum gross area of 120 sq. in.; that the minimum thickness of flat slabs under the A.C.I. is given as 1/36L without drop panels; that it is proposed to use principal columns having a minimum dimension of 11½ in. for exterior columns and 14 in. for interior columns, having therefore a gross area greater than that required under the A.C.I. Code; that the columns are designed to resist stresses due to vertical load and bending and are adequately reinforced for such stresses; that this appeal insofar as it relates to Objection 1 issued by the borough superintendent is limited to that part of Section 8.5.26.5 dealing with minimum width of columns, as all other safety factors of the Building Code are adhered to; that the minimum thickness of flat slabs as designed for these structures is approximately 1/34L, which is greater than required under the American Concrete Institute Rules; that slab reinforcement is provided to resist the bending and bond stresses not only at critical sections, but also at intermediate sections; that straight bars will be used with adequate end anchorage; that the concrete used throughout will be 3,000 pound controlled concrete, which is from 5% to 15% or an average of 10% in excess of actual calculated compressive stresses required for the job; that the application of the American Concrete Institute Code will prove considerably more practical in that smaller sections can be used without impairing the safety of the structures, which will conserve valuable space and reduce the dead load of the structure, thereby effecting a considerable saving in the overall cost; that in view of the fact the recommended practices for concrete and reinforced concrete as adopted in 1947 by the American Concrete Institute are most generally accepted in structural design, it is urgently requested this appeal be given favorable consideration.

Resolved, that the decision of the borough superintendent acting on N. B. Applications 778 to 807-50 be and it hereby is *affirmed* and the appeal be and it hereby is *denied*.

482-50-A

APPLICANT—Unger and Signoriello, for Fresh Meadow Gardens, Inc., owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—48-12 to 48-42 204th street, west side, 100 ft., 128.33 ft., 156.66 ft., 185 ft., 213.33 ft., 241.66 ft., 270 ft., 298.33 ft., 326.66 ft., 355 ft., 383.33 ft., 411.66 ft. north of 50th avenue (Block 7362, Lots 12 to 28 inclusive); 48-21 to 48-55 204th street, northeast corner of 50th avenue and east side 204th street, 29 ft., 56 ft., 83 ft., 110 ft., 137 ft., 164 ft., 191 ft., 218 ft., 245 ft., 272 ft., 299 ft., 326 ft. and 353 ft. north of 50th avenue (Block 7363, Lots 36 to 52 inclusive); and 48-11 204th street, east side, 96.87 ft. south of 48th avenue (Block 7363, Lot 55), Bayside, Borough of Queens.

APPEARANCES—
For Applicant: W. J. Burke.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (482-50-A)

WHEREAS, Unger and Signoriello, for Fresh Meadow Gardens, Inc., owner, filed June 27, 1950, an appeal from the decisions of the borough superintendent, affecting premises 48-12 to 48-42 204th street, west side, 100 feet north of 50th avenue and 100 feet south of 48th avenue; 48-11 204th street, east side, 96.87 feet south of 48th avenue, and 48-21 to 48-55 204th street, east side, between the north side of 50th avenue and a point 176.87 feet south of 48th avenue (Block 7362, Lots 12 to 28 inclusive, Block 7363, Lots 36 to 52 inclusive, and Lot 55), Bayside, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated June 27, 1950 acting on N.B. Applics. 5050 to 5061-50, inclusive; N.B. 5077-50, and N.B. 5062 to 5075-50, inclusive, read:

"1. The erection of a frame building within the fire limits is contrary to Art. 5, sec. 4.1.2 of the Bldg. Code."

and

WHEREAS, the applicant states that the premises are located in a local retail use, D area, Class 1 height district, and consist of two plots and one separate lot on which it is proposed to erect a series of Class 4 constructed 1-family dwellings, one of which dwellings (48-11 204th street) will have an attached 1-car accessory garage; that the dwellings will be set back from the 204th street building line a distance of not less than 20 feet into which set backs, front entrances and steps will project approximately 5 feet; that all of the proposed dwellings will be of the semi-detached type except N.B. 5077-50 which will be a single detached dwelling; that the dwellings will be surfaced on the exterior of the first story with masonry veneer and with asbestos and wood siding above and roofs will be surfaced with approved asphalt shingles; that the semi-detached type will be separated by 8 inch masonry walls from foundation to top of roof boards and each such dwelling will have a side

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yard not less than 8 feet, 9 inches, so in no case will any of the semi-detached dwellings be nearer than 17 feet to any other dwelling involved in this appeal; that the proposed dwelling on Lot 55 in Block 7363 will be provided with a side yard of 4 feet, 4 inches on the northerly side and 5 feet on the southerly side, into which southerly side yard chimney breast will project approximately 2 feet; and

WHEREAS, the applicant contends that the surrounding area permits construction of frame dwellings and the neighborhood is substantially so constructed; that the side yards proposed between each pair of dwellings are in excess of those required for D area districts; that in view of the fact that the first floor of each of the proposed dwellings will be surfaced with brick veneer and that the dwellings will be provided with side yards in excess of those required for D area districts, it is felt that the fire hazard is reduced and that the dwellings will constitute an improvement for this area.

Resolved, that the decisions of the borough superintendent acting on N.B. Applications 5050 to 5061-50 inclusive, N.B. 5077-50, and N.B. Applications 5062 to 5075-50, objection 1, be and they hereby are *modified* and the appeal be and it hereby is *granted on condition* that the residential buildings as proposed shall meet the requirements for similar buildings when erected in an E area district; that if any accessory garages are erected for each building, they shall comply with the requirements for an E area district; that as to the building proposed on Lot 55, such building shall be constructed, provided a residential building is also constructed by these owners on the intermediate lot having a frontage of 40 ft. between Lots 55 and 52; that if the building on Lot 55 is constructed in compliance with the above requirement, the northerly wall thereof shall be constructed up to the height of the first story without windows or other openings where the side wall is proposed to be within 4 ft. 4 in. of the lot line; that each of such buildings shall be for the occupancy of one family only; that in all other respects, the buildings and occupancies shall comply with all laws, rules and regulations applicable to similar residential buildings when erected outside the fire limits.

313-49-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for C.T.F. Realty Corp., owner (A. and C. Fabricatore, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—1438-1442 Flatbush avenue, west side, 155 ft. south of Farragut road (Block 5249, Lots 48, 49 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (313-49-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1438-1442 Flatbush avenue, west side, 155 ft. south of Farragut road (1st floor); (Block 5249, Lots 48, 49 and 50), Borough of Brooklyn was denied by the Board as Vol. I, July 22, 1949; and

WHEREAS, this appeal was reopened and restored to the calendar as Vol. II, December 6, 1949, to permit consideration of a new proposal and a new decision of the borough superintendent; and

WHEREAS, on March 21, 1950, this appeal was granted by the Board, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 21, 1950 by adding thereto:

"... that irrespective of the requirements of the resolution adopted March 21, 1950 as to construction of a fire passage from the rear extension through to Flatbush avenue, the wall of such fire passage may be of fire-retarded construction, provided it is a filled type of partition as approved for at least one hour construction; that the sprinkler system shall be maintained as proposed including the fire passage itself and in all other respects, the resolution adopted March 21, 1950 shall be complied with (Alt. 4041, 4042 and 4043-48)."

392-50-A

APPLICANT—Lama, Proskauer and Prober, for Estate of Helen Annan Scribner, owner (Central Hanover Bank and Trust Company, Executor) (N. Y. State Pharma Ceutical Assoc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

464-50-A

APPLICANT—Grace Methodist Church of St. Albans, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—114-01 to 114-09 200th street 200-02 to 200-06 Murdock avenue, southeast corner (Block 11017, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert S. Nelson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice, to restudy plans; the premises have been inspected by a Committee of the Board.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

123-21-S—Vol. II

APPLICANT—Morris Whinston, for Esterla Gonzalez, owner.

SUBJECT—Application reopened June 6, 1950 as Vol. II—re Appeal from a decision of the borough superintendent (previously denied re appeal from an order of the fire commissioner).

PREMISES AFFECTED—164-174 East 116th street, south side, 175 ft. west of 3rd avenue (1st floor); (Block 1643, Lots 44 and 146), Borough of Manhattan.

MINUTES

APPEARANCES—
For Applicant: Morris Whinston.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950 at 10 A.M. for inspection and decision.

709-49-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES—Windsor Plumbing and Supply Co., Inc.

LESSEE—Louis Garofalo.

SUBJECT—Application for revocation of Certificate of Occupancy 115482, dated October 21, 1945.

PREMISES AFFECTED—3916-3924 15th avenue and 1475-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

APPEARANCES—
For Applicant: J. A. Lipschitz.
For Opposition: Louis A. Bellini.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 19, 1950 at 2 P.M. to be heard in connection with an administrative appeal (Cal. 518-50-A) which has been filed.

779-49-A

APPLICANT—Henry George Greene, for 743 5th Avenue Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—743 Fifth avenue, east side, 62 ft. 3 in. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 18, 1950, at 2 P.M. for inspection at the request of the Board.

171-50-A

APPLICANT—Marie Frommer, for Creative Looms, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—210 East 51st street, south side, 125 ft. east of 3rd avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

APPEARANCES—
For Applicant: Carl Greenberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 12, 1950 at 2 P.M. at the request of the applicant's representative.

313-50-A

APPLICANT—Andrew DiCamillo, for James Kalos, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

APPEARANCES—
For Applicant: Andrew DiCamillo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 12, 1950 at 2 P.M.

ZONING APPLICATIONS

657-28-BZ

APPLICANT—Richards, Smyth and McGrath, for Golditza Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c and 21 of the zoning resolution, permitting the extension from a business use district, into a residence use district, of a proposed business building.

PREMISES AFFECTED—1106-1118 Eastern parkway, south side, 45 ft. west of Utica avenue and 290 Utica avenue, west side, 120 ft. 7 in south of Eastern parkway (Block 1396, Lots 34, 37 and 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Irving Steinberg and Francis McGrath.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (657-28-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, extending into a residence use district, the erection and maintenance of a business building, affecting premises 1106-1118 Eastern parkway, south side, 45 ft. west of Utica avenue (Block 1396, Lots 34 and 37), Borough of Brooklyn, was granted on December 11, 1928, on certain conditions; and

WHEREAS, the resolution was amended on May 18, 1937 and on February 20, 1940; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1928, as amended on February 20, 1940, by adding thereto:

". . . that the 2nd floor, including the portion in the residence district may be occupied as proposed on revised plan marked 'Received June 24, 1950' for office and business purpose, on condition that the exits for such uses shall comply with the requirements of all laws, rules and regulations applicable thereto and when used in conjunction with the occupancy of the 1st floor separately; that in all other respects the resolution adopted February 20, 1940, shall be complied with; that this variance shall continue only so long as the portion of the 2nd floor within the residence district is occupied for the uses as proposed and as shown on such revised plan marked 'Received June 24, 1950' (Alt. 4510-49)."

249-29-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Rose Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application for consideration—reopening and to consider amendment of plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7f and 7h of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the extension of an existing gasoline service station (previously granted by the Board) and the addition of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-

MINUTES

2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (249-29-BZ—Vol. II)

WHEREAS, this application, under sections 7c, 7f and 7h of the zoning resolution, to permit in a business and residence use district, the extension of an existing building, the extension in area of an existing gasoline service station (previously granted by the Board) and the addition of parking and storage of more than five motor vehicles, affecting premises 2228-2232 Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn, was granted by the Board, as Vol. II, on certain conditions on May 28, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950, so that as amended this portion of the resolution shall read:

"... that the arrangement and design of the accessory building may be as indicated on revised plans marked 'Received June 20, 1950,' provided such building complies in all other respects with the requirements of the Building Code, and in all other respects the resolution as adopted by the Board on February 28, 1950, shall be complied with (Alt. 1554-49)."

1493-39-BZ

APPLICANT—Henry W. S. Bangert, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—88-05 to 88-11 168th place, east side, 37.50 ft. south of 88th avenue (Block 9820, Lots 38 and 41), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Henry W. S. Bangert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (1493-39-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 88-05 to 88-11 168th place east side, 37.50 ft. south of 88th avenue (Block 9820, Lots 38 and 41), Jamaica, Borough of Queens, was granted by the Board on November 13, 1940, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on July 27, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 13, 1940, as thereafter amended by resolution adopted through July 27, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*Granted* under section 7h for a term of five (5) years from the date of this *amended* resolution to permit . . . that other than as herein amended, the resolution adopted November 13, 1940, shall be complied with and a new certificate of occupancy shall be obtained (Misc. Applic. 90-1939)."

266-41-BZ

APPLICANT—Bernard Pollock, for Martin Edwards and Catherine Edwards, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7g of the zoning resolution, permitting, permitting partly in a business use and partly in a residence use district, the erection and maintenance of a group of four buildings for the storage in the aggregate, of more than five motor vehicles.

PREMISES AFFECTED—55-02 to 55-32 Flushing avenue, south side, from 55th to 56th streets, 60-01 to 60-09 55th street and 60-02 to 60-18 56th street (Block 2648, Lots 15, 16, 28, 29, 31, 34, 36, 37 and 39), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Pollock and Martin Edwards.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (266-41-BZ)

WHEREAS, this application under sections 7c and 7g of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a group of four buildings for the storage, in the aggregate of more than five motor vehicles, affecting premises 55-02 to 55-32 Flushing avenue, south side, from 55th to 56th streets, 60-01 to 60-09 55th street and 60-02 to 60-18 56th street (Block 2648, Lots 15, 26, 28, 29, 31, 34, 36, 37 and 39), Maspeth, Borough of Queens, was granted by the Board September 30, 1941, on certain conditions; and

WHEREAS, the resolution was amended on December 2, 1941, May 19, 1942, November 4, 1942 and February 5, 1946; and

WHEREAS, time to obtain permits and complete the work, was extended on November 16, 1943, January 30, 1945 and February 5, 1946; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 30, 1941, as amended through February 5, 1946, by adding thereto:

"... that in the event the owner desires to omit the 11 one-car garages proposed to be erected along the building line of Flushing avenue and designated as Section F, and to substitute therefor the parking and storage of motor vehicles in the open, such may be permitted under the terms of this resolution, provided in all other respects the resolutions adopted through February 5,

1946, shall be complied with; that a substantial woven wire fence shall be maintained along the street line of Flushing avenue and 56th street (N.B. Applic. 844-41)."

708-45-BZ—Vol. II

APPLICANT—Paul Friedman, for Mutual Life Insurance Co. of New York, and Sears Roebuck and Co., owners (Sears Roebuck and Co., lessee).

SUBJECT—Application for consideration — reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the extension of existing parking lot for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—2359-2381 Bedford avenue, east side, 158 ft. 3½ in. south of Tilden avenue and 160-174 (126-170 displayed), Lott street, west side, 200 ft. south of Tilden avenue (Block 5135, Lots 23 and 53), Borough of Brooklyn.

APPEARANCES—
For Applicant: Philip Goddard.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (708-45-BZ Vol. II)

WHEREAS, this application, under section 7h of the zoning resolution, permitting in a business use district, the parking of more than five motor vehicles for patrons and employees during store hours; affecting premises: 2359-2381 Bedford avenue, east side, 158 ft. 3½ in. south of Tilden avenue (Block 5135, Lot 53), Borough of Brooklyn, was granted by the Board on December 4, 1945, on certain conditions; and

WHEREAS, the resolution was amended on June 4, 1946, January 14, 1947 and January 25, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 25, 1949, only so far as it has reference to the requirement as to construction of fences, by adding thereto:

". . . that the above requirement as to substantial woven wire fences to be maintained on the interior lot lines of the street building lines of the chain link type with anchored steel posts may be constructed with the posts inserted in the concrete base as indicated on revised plan marked 'Received June 24, 1950,' 2 sheets, on condition that in all other repects the resolution adopted by the Board January 25, 1949, shall be complied with; that vitrified tile pipe may be used for the drainage system of the open area; that the surfacing of the premises may be by concrete instead of asphalt as previously proposed; that the time to obtain permits and completion of work is hereby extended for a term of six (6) months from the date of this *amended* resolution (Alt. 354-47)."

365-46-BZ—Vol. II

APPLICANT—T. H. Engelhardt, for Cord Meyer Development Co., owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of the existing buildings, using more than the permitted area.

PREMISES AFFECTED—108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens.

APPEARANCES—
For Applicant: Theodore H. Englehardt.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (365-46-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a retail use, D area district, the extension of the existing buildings, using more than the permitted area, affecting premises 108-02 to 108-18 Queens boulevard and 107-18 to 107-36 71st avenue, southeast corner (Block 3256, Lots 1 and 5), Forest Hills, Borough of Queens, was granted by the Board on July 23, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 15, 1947, July 20, 1948 and July 12, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 23, 1946 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended* this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within on e(1) year from the date of this amended resolution (Alt. 1567-44)."

836-47-BZ

APPLICANT—Lama, Proskauer and Prober, for S. and R. Feldman Realty Co., owner.

SUBJECT—Application for consideration — reopening to consider revised plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, C area district, the extension of existing building, using more than the area permitted.

PREMISES AFFECTED—670-692 Hopkinson avenue, and 191-201 Dumont avenue, northwest corner (Block 3557, Lot 45), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (836-47-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, to permit in residence and business use, C area districts, the extension to existing building using more than the area permitted, affecting premises 670-692 Hopkinson avenue and 191-201 Dumont avenue, northwest

corner (Block 3557, Lot 45), Borough of Brooklyn was granted by the Board May 4, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended May 17, 1949; and

WHEREAS, the resolution was amended on January 17, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 17, 1949, by adding thereto:

". . . that the two curb cuts permitted, in a previously adopted resolution, to Hopkinson avenue, may be increased to a width not over 20 ft. each; that the front wall of the building addition facing Hopkinson avenue may have a parapet contour agreeing with the corner building as indicated on revised plan marked "Received June 20, 1950," 1 sheet; that the location of the boiler room and office may be as indicated on such revised plan; that in all other respects the resolution as adopted by the Board on May 4, 1948, as amended January 17, 1950, shall be complied with (Alt. 2705-47)."

272-49-BZ

APPLICANT—Joseph B. Klein, for Celestino Boggia Ricotto, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION (272-49-BZ)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a residence use district, for a term of two (2) years, the parking and storage of more than five (5) motor vehicles, affecting premises 5-7 Baruch place, west side, 125 ft. north of Grand street (Block 326, Lots 49 and 51), Borough of Manhattan, was granted by the Board on June 21, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read

" . . . that in view of statement by applicant that the work is substantially completed and that a certificate of occupancy has been applied for, that all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution (Misc. Applic. 474-49)."

866-48-BZ

APPLICANT—Rubinton and Coleman, for Guistino Barone, owner.

SUBJECT—Application remitted to Board for further consideration by order of the Court—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the maintenance of a gasoline service station, lubritorium, motor vehicle repair shop (minor repairs with hand tools only), auto laundry and office and the parking of more than five motor vehicles in addition to those waiting to be serviced.

PREMISES AFFECTED—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: S. Rubinton, Alfred A. Lama and Emanuel T. Lebner.

For Opposition: Sidney S. Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing September 19, 1950, at 10 A.M., subject to the regular procedure, waiving all requirements as to a new decision and photographs and new list of owners but requiring the owner to notify the attorneys of record and all those who appeared in objection or filed objections in the area.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert 1

Adjourned: 6:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 14, 1950, as they appeared in Bulletin No. 12, Vol. 35, are hereby corrected to read as follows:

985-40-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Gold Bond Acoustical Products (Econacoustic, Acoustex, Travacoustic, Acoustimetal and Perorated Asbestos Panels); (reopened May 24, 1949 re amendment of resolution as to flameproofing treatment of National Gypsum's Econacoustic Tile and the change of Material in Travacoustic Tile as previously approved).

APPEARANCES—

For Applicant: B. O. Stewart.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (985-40-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

February 15, 1950

Re: Cal. 985-40-SM.

Subject: Reopened to amend so as to flameproofing treatment of National Gypsum's Econacoustic Tile and the change of Material in Travacoustic Tile as previously approved.

The National Gypsum Company requested the Board to reopen Cal. No. 985-40-SM to permit the use of their wood fibre acoustical product known as Econacoustic Tile when flameproofed with a flameproofing compound known

as Albi-R for greater area in all classes of construction; in accordance with the authority as provided in Rule 1.6 of the Board's Fibre Board Rules. The application was reopened by a vote of the Board May 24, 1949 to consider the above and also change in material by substitution of mineral wool for gypsum in Travacoustic Tile.

Description

Econacoustic Tile is manufactured from fibre board at the applicant's plant in Mobile, Alabama. The wood fibres are felted into a porous fibre board. These wood fibres are a mixture of pine, bay, poplar and cotton wood which are reduced from logs to fibres by a grinding process resulting in long fibres. The tile comes in sizes ranging from 12″ x 12″ to 48″ x 72″ and in thickness of ½ inch and 1 inch. This material, not flame retarded and in its normal form, was approved by the Board under Cal. 985-40-SM.

The material in its normal form was treated with a surfacing, exposed side only, of "Albi-R" approved by the Board under Cal. 11-46-SM and tested in accordance with the fire test requirements of Federal Specifications SS-118 Sub. F2C (2) which covers "slow burning and combustible materials."

The test was conducted at Columbia University in the presence of Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and H. Z. Jones, representing the applicant. A complete copy of the report of the Columbia University Research Laboratories, is on file and is part of the record.

The panel consisted of nine 12″ x 12″ x ½″ solid Econacoustic tiles mounted on a ½″ thick asbestos fibre board. The tiles were attached by four standard box nails 1½″ long per tile.

All material was essentially intact at the end of the test. Flaming from the panel was confined to flame exposed area and ceased upon removal of the exposure flame.

Final glow persisted for 11 seconds after removal of the exposure flame. Smoking essentially ceased 65 seconds after exposure flame was cut-off.

Examination of the panel after the charred material had been removed yielded the following information.

Severely charred and disintegrated over area of	— 8″ dia (irregular)
Slightly charred over area of	— 12″ dia (irregular)
Blistered and discolored over area of	— 24″ dia (irregular)
Burned through to backing over area of	— 3″ dia (irregular)

Recommendation

On the basis of the inspection and test and the data filed with the application the Committee on Test recommends that the National Gypsum Company product made of wood fibres and known as Econacoustic Tile be approved for voluntary use when treated at the shop, factory or in the field by spraying or brush painting Econacoustic Tile on the exposed surfaces with a mixture of Albi-R Fire Retardant, previously approved under Cal. 11-46-SM, consisting of ingredients described as follows:

Ammonium Phosphate—24 parts; Nitrogenous resin adhesives—9 parts; Carbohydrates—3 parts; inert pigments—2 parts and Boric Acid—1 part be used on ceilings only and in classes of construction as follows:

Class of Construction	Ceiling Area (sq. ft.)
1	5000*
2	5000*
3	6000
4	no limit
5	6000
6	6000

*In school buildings where the ceiling is 20 ft. clear above the floor these areas may be increased 50%.

If the treatment is applied in the field or shop one full coat of a color differing from Econacoustic Tile shall be used to insure covering the entire surface to be treated. In all other respects, the material shall comply with all the requirements of the approval granted under Cal. No. 985-40-SM, except that if the treatment is applied at the factory each package shall carry in addition to the label wording requirements contained in resolution dated October 22, 1940 the additional words, 'Fire treated" so as to distinguish this product from the untreated product.

It is further recommended that this product even when fire treated be backed up solidly (tightly) without air space by an incombustible backing, such as concrete, gypsum cement plastic, cement, plaster asbestos, cement building board, gypsum board or similar incombustible material and each tile be secured by four Standard Box nails at least 1½″ long in addition to an approved cement, as tested.

The applicant requested by letter, that the approval granted October 22, 1940 under Cal. 985-40-SM as to the material known as Travacoustic, as manufactured at the Portsmouth, New Hampshire plant, be *amended to apply to a new form of material differing from the original Travacoustic insofar as mineral wool has replaced gypsum.*

The Travacoustic is manufactured at the Alexandria, Indiana plant.

The reason for the change is that the tile with the mineral wool mass is less friable and less prone to cracking.

The Committee on Test is of the opinion that the resolution adopted October 22, 1940 under Cal. 985-40-SM should be amended to permit the substitution of mineral wool as the main material in lieu of granular gypsum on condition that the requirements of the resolution adopted October 22, 1940 under Cal. 985-40-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 22, 1940, in accordance with the above report.

* Correction—Report of Committee on Test corrected, as indicated in italics under the heading of *"Recommendation."*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 2, 1950, as they appeared in Bulletin No. 19, Vol. 35, are hereby corrected to read as follows:

907-49-SA

APPLICANT—R. W. Beckett Corporation, owner-manufacturer.

SUBJECT—Beckett Commodore Oil Burner, Models OC, *OCU, M, ME, L and LE, approval of.

APPEARANCES—
For Applicant: Elmer L. Francoeur.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (907-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

April 12, 1950

Re: Cal. No. 907-49-SA

Subject: Beckett Commodore Oil Burner Model OC, OCU, M, ME, L and LE, approval of.

MINUTES

R. W. Beckett Corporation, Elyria, Ohio, filed December 21, 1949, an application with the Board of Standards and Appeals for approval of the appliance known as the Beckett Commodore Oil Burner, Models OC; OCU; M; ME; L and LE, under the provisions of C19-57.0 and the Oil Burner Rules of the Board.

Purpose

This appliance is a mechanical draft conversion oil burner.

Description

The Beckett Commodore Oil Burner, Models OC, OCU, M, ME, L and LE, are suitable for installation in hot water or steam boiler or hot air furnaces where electricity is available, with fuel oil not heavier than #3 U. S. Department of Commerce Standards.

Models OC and OCU have a capacity ranging from 0.75 to 3.5 gallons per hour.

Models M and ME have a capacity ranging from 2.5 to 6.0 gallons per hour.

Models L and LE have a capacity ranging from 4.0 to 13.0 gallons per hour.

The models OC, OCU, M and ME are equipped with a 1/10 H.P. single phase motor and models L and LE have a ⅙ H.P. 110 volt single phase motor.

All models are equipped with continuous duty, shielded type ignition transformer and a Webster or equal fuel unit consisting of pumps, strainer and pressure valve and sirocco type fan.

The controls are the standard Minneapolis Honneywell Thermostat, Protecto Relay and Limit Switch.

The burners have been approved by the Underwriters Laboratory, Misc. Petroleum 1192 Application No. 47C4697A.

Inspection and Test

An inpsection and test was made on a model OCU. Present at the inspection was J. A. Darts, Engineering Division, Committee on Test. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or undue carbon deposits. With oil cut-off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. The CO_2 content of the flue gases was 10.6%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Beckett Commodore Oil Burner, Models OC, OCU, M, ME, L and LE, for use in New York City with fuel oil not heavier than #3 U. S. Department of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board, provided each burner bears a label permanentaly affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 907-49-SA."

(Sgd.) Harris H. Murdock,
Chairman,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

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*Correction—Corrected to read Model OCU.

NOTICE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this Bulletin of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

FIRE RETARDING RULES FOR GARAGES, ETC.

Adopted by the Board of Standards and Appeals Aug. 30, 1917; Amended Nov. 1, 1917, and Feb. 3, 1922.

Rule 1. Fire Retarding Materials for Garages, Motor Vehicle Repair Shops and Oil Selling Stations. In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of Section C26-254.0, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of a transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredths (1/200) part of the span.

Rule 2. Wood Joisted Floor Construction. Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

Rule 3. Flooring Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations.

(a) Seven eighths (⅞) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not ess than two and one-half (2½) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth (¼) of one (1) per cent of steel mesh;

(b) Two and one-half (2½) inches of 1:2:4 concrete applied directly to the top of the joists, with or without temporary support, reinforced with not less than one-fourth of one percent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top.

Rule 4. Ceiling Covering. Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half (½) inch plaster boards, or three-eighths (⅜) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on centers;

(b) Two thicknesses of one-quarter (¼) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers;

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters (¾) inch thick.

Rule 5. Attachment to Ceiling. Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams and all wood beams shall be seasoned before applying the protective coat.

Rule 6. Openings in Fire-Retarding Floors. Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

Rule 7. Columns. All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

Rule 8. Girders. All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

Rule 9. Shaft Enclosures. Existing stairways and vertical shafts in non-fireproof business buildings hereafter, converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters (¾) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths (⅞) inch wood sheathing one-half (½) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths (⅞) inch wood sheathing, two thicknesses of one-quarter (¼) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet;

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.

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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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DIRECTORY
BOARD OF STANDARDS AND APPEALS

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EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

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Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of August 1, 1950).

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 17, 1950, Copy of Petition and Order of Certiorari was served on the Board by Sydney S. Levine, attorney for Joseph Gemelli and Giuseppe Moccia, petitioners, seeking a review of the Board's action on June 13, 1950, in re revocation of Certificate of Occupancy and approval of plans, issued under N.B. Application 583-1947 by the Borough Superintendent of Queens, affecting premiscs 195-02 Linden Boulevard, S.E. Cor. 195th Street, St. Albans, Borough of Queens; Cal. No. 1129-48-A

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET.

New Cases Filed up to July 18, 1950

Cal. No. *Dept.* *Premises Affected.*

527-50-BZ—H.B.Q.—46-09 53rd avenue, northeast corner of 46th street (Block 2543, Lots 1 and 73), Maspeth, Borough of Queens, N.B. 4450-50.

528-50-A—F.D.—Re: Packaging, transportation and sale of combustible mixture known as "U-Need-It" Anti-Freeze in one quart and one gallon sealed containers, in New York City (containers not in conformity with Administrative Code requirements), Decision.

529-50-A—F.D.—Re: Packaging of combustible mixture known as "Pioneer Non-Rusting" Anti-Freeze in one quart and one gallon, sealed containers, in New York City (containers not in conformity with Administrative Code requirements), Decision.

530-50-SA—Burnwell Incinerator, Models A and B, (oil or gas-fired) manufactured by Burnwell Incinerator Co., Appliance.

531-50-BZ—H.B.B.—235 Hawthorne street, north side, 141 ft. 2 in. east of Rogers avenue (Block 5044, Lot 77), Borough of Brooklyn, N.B. 552-50.

532-50-A—F.D.—450-452 New York avenue, northwest corner of Malbone street (Block 1309, Lots 60-62), Borough of Brooklyn, 24991-LC.

533-50-A—F.D.—88-08 to 88-10 Rockaway Beach boulevard, north side, 55 ft. west of Beach 88th street (Block 574, Lot 92), Rockaway Beach, Borough of Queens, 19686-LF and Decision.

534-50-BZ—H.B.Q.—150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 67-16 to 67-48, 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens, N.B. 3616 to N.B. 3653-50, inclusive.

535-50-A—H.B.Q.—150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 67-16 to 67-48, 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens, (under sections 35 and 36, General City Law re buildings not fronting on and in bed of mapped streets), N.B. 3616 to N.B. 3653-50, inclusive.

536-50-A—F.D.—32-36 47th avenue, south side, from 32nd place to 33rd street, 47-15 32nd place and 47-30 33rd street (basement, 1st floor and penthouse); (Block 252, Lot 1), Long Island City, Borough of Queens, 23474-LC and Decision.

537-50-A—F.D.—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street (1st floor); (Block 2225, Lot 10), Borough of Brooklyn, 24680-LC and Decision.

538-50-A—F.D. — 2523-2529 Kings highway, 1502-1508 East 26th street, northwest corner and 2512-2524 Avenue O, southwest corner of East 26th street (4th floor and roof); (Block 6772, Lot 4), Borough of Brooklyn, Decision.

539-50-A—F.D.—261-267 West 35th street, north side, 94 ft. east of 8th avenue (Block 785, Lot 7), Borough of Manhattan, 54095-LF and Decision.

540-50-A—F.D.—95-97 Front street, northeast corner of Gouverneur lane (6th floor and main roof); (Block 35, Lot 13), Borough of Manhattan, Decision re 77632-LC.

541-50-A—H.B.M.—12-14 West 18th street, south side, 280 ft. west of 5th avenue (Block 819, Lot 53), Borough of Manhattan, Alt. 1199-50.

542-50-SA — C-O-Two Dry Chemical Extinguisher, Models PDC-20 and PDC-30, manufactured by C-O-Two Fire Equipment Co., Appliance.

543-50-SM—Coyne and Delany Vacuum Breaker, Model 50L, manufactured by Eureka Vacuum Breaker Co., Material.

544-50-SM—Coyne and Delany Vacuum Breaker, Model 50-S, manufactured by Eureka Vacuum Breaker Co., Material.

545-50-SM—Amweld Steel Door, 1-3/8 in. (Flush Steel Door and Frame), manufactured by American Welding and Manufacturing Co., Material.

546-50-SM—Permalume Liquid Foil (Aluminum, Copper and Clear); (for painting, roof-coating and waterproofing), manufactured by Grems Manufacturing Co., Material.

547-50-SM—Gold Bond Thermacoustic (Sprayed Thermal and Acoustic Treatment), manufactured by National Gypsum Co., Material.

548-50-SA — Youngstown Kitchens Automatic Dishwasher (Electric), Model B-48-D, manufactured by Mullins Manufacturing Corp., Appliance.

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549-50-SM—Permaglass (fire retardant windows for elevator shafts and fire doors), manufactured by Syndicate Glass, Inc., Material.

550-50-SM—Pecora Acoustical Tile Mastic (adhesive for applying tile to walls and ceilings), manufactured by Pecora Paint Co., Material.

551-50-SA — Torchweld Generator (stationary acetylene generator), manufactured by The Sight Feed Generator Co., Appliance.

552-50-SA—Bowser Self-Contained Gasoline Pumps, Figure 520-A, 521, 525, 530, 575-A, 585-595-596, with and without suffix K, KR or R, manufactured by Bowser, Inc., Appliance.

553-50-SM—Dobbi Ranch Brick (colored cement, architectural brick for veneer and structure), manufactured by General Cement Products Corp., Material.

554-50-SM—Carey Automotive Undercoater, Types 1 and 2 (brush or spray to underbodies of buses, trucks, autos, etc.), manufactured by The Philip Carey Manufacturing Co., Material.

555-50-SM — Morton Combination Sink Faucet with Spray, Model FWS-8, manufactured by Morton Manufacturing Corp., Material.

556-50-SM—USG Trussteel Studs (for hollow walls and plaster bases), manufactured by United States Gypsum Co., Material.

557-50-SA—Tokheim Gasoline Dispensing Pump, Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP and 40, manufactured by Tokheim Oil Tank and Pump Co., Appliance.

558-50-SA—Fairbanks-Morse Suspended Oil Furnaces, Models FM-80-OS, FM-100-OS, FM-120-OS, FM-150-OS, and FM-180-OS, manufactured by Fairbanks-Morse and Co., Appliance.

559-50-SM—Fenestra Building Panels, Types D and DA (floor and roof construction—no fire resistive rating), manufactured by Detroit Steel Products Co., Material.

560-50-A—H.B.Q.—84-09 Talbot street, southeast corner of 84th avenue (5th floor); (Block 3357, Lot 12), Kew Gardens, Borough of Queens, Amendment to Alt. 1424-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JULY 25, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July* 25, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

619-41-BZ—Reopened April 11, 1950 as Volume II—Application, March 15, 1950, under sections 7c and 7e of the zoning resolution of Albert E. Deer, applicant, on behalf of Esso Standard Oil Company, owner, to permit in a residence and local retail use district, the extension in area of existing gasoline service station, and the reconstruction of station and building to include lubritorium, auto laundry and addition of a motor vehicle repair shop (previously granted by the Board in a business use district, the alteration of an existing gasoline station and erection of new accessory building); premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

727-49-BZ—Reopened February 21, 1950 as Volume II—Application, April 26, 1950 under sections 7f and 7h of the zoning resolution of Elias K. Herzog, applicant, on behalf of Harriet Hecht, owner, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station and to permit the parking and storage

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of more than five motor vehicles on unbuilt upon portion of lot; premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

72-50-BZ—Application, January 17, 1950, under sections 7e, 7f, 7h and 7A and 21 of the zoning resolution, of Brimac Realty Corporation, applicant and owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office and sales, and storage of auto accessories, and to permit the existing one story metal lunch room to remain, with an entrance to the gasoline service station more than permitted distance from intersection; premises 171-04 to 171-20 Linden boulevard and 114-01 Merrick boulevard, southeast corner (Block 12393, Lot 1), St. Albans, Borough of Queens.

339-50-BZ—Application, April 4, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Burke Bronstein, owner, to permit in a business use, D area district, the erection and maintenance of a business building (store and market); (loading and unloading space using more than the area permitted); (previously granted by the Board for the parking and storage of more than five motor vehicles); premises 9524-9530 Church avenue and 508-518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn.

380-50-BZ—Application, May 23, 1950, under section 7e of the zoning resolution, of Saul S. Nevins, applicant, on behalf of Reiner Heating Corporation, owner (Tremont Chevrolet Company, Inc., lessee), to permit in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing; premises southeast corner of Bruckner boulevard and Colgate avenue (Block 3649, Lot 30), Borough of The Bronx.

247-50-BZ—Application, April 11, 1950, under sections 7e, 7f, 7i and 7A of the zoning resolution, of Acacia Service Stations Inc., applicant, on behalf of Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee), to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with curb cuts more than the permitted distance from the intersection; premises 47-01 to 47-21 Borden avenue (Midtown highway), north side, from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

394-50-A—47-01 to 47-21 Borden avenue (Midtown highway), north side from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens under section 35 of General City Law re bed of mapped street—proposed widening of Borden avenue.

485-40-BZ—Reopened May 2, 1950 as Volume II—Application, April 19, 1950, under sections 7e and 21 of the zoning resolution of Simon B. Zelnick, on behalf of Hefran Realty Company, Inc., and Methill Realty Corporation, owners, to permit in the retail use, D area district portion of a plot located in a residence and retail use district, the extension to existing structure using more than the area permitted; premises 2167-2169 Westchester avenue, north side, 104.67 ft., west of Castle Hill avenue and 40 ft. east of Purdy street and 1313 Castle Hill avenue, west side, 100 ft. north of Westchester avenue (Block 3935, Lots 6 and 1), Borough of The Bronx.

307-50-BZ—Application, May 4, 1950, under sections 7f and 7i of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Crawford Improvement Company, Incorporated, owner, to permit in a business use district, the erection and maintenance of a gasoline service center, lubritorium, car washing, motor vehicle repairs, office and salesroom; and to permit the parking of more than five motor vehicles waiting to be serviced; premises 2646-2656 Coney Island avenue and 756-766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn.

298-50-BZ—Application, April 19, 1950, under section 7c of the zoning resolution, of Adolf C. Blechner, applicant and owner, to permit in a residence and business use district, the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform; premises 325-331 East 148th street, north side, 225 ft. west of Courtlandt avenue and 324-328 East 149th street, south side, 225 ft. west of Courtlandt avenue (Block 2330, Lot 30), Borough of The Bronx.

39-50-BZ—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Socony Vacuum Oil Company, owner (Jack Greenberg, lessee), to permit in a business use district, the addition of the parking and storage of motor vehicles on unbuilt upon portion of existing gasoline service station, lubritorium, auto washing and office; premises 1082-1090 Union street and 1566-1570 Bedford avenue, southwest corner (Block 1273, Lot 40), Borough of Brooklyn.

256-49-BZ—Application, March 23, 1949, under section 7c of the zoning resolution, of Louis Lieberman, applicant, on behalf of Gaetano Ramieri, owner, to permit in a residence and unrestricted use district, the change in occupancy from kindergarten, gymnasium, club meetings and church to factory and showroom; premises 25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (Block 259, Lot 15), Borough of Brooklyn.

257-49-A—25-29 Columbia place, east side, 248 ft. north of State street and 26-48 Willow place (cellar, 1st, and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

322-47-BZ—Reopened April 18, 1950 as Volume II—Application, March 20, 1950, under sections 7e and 21 of the zoning resolution of Wechsler and Schimmenti, applicants, on behalf of Briguglio and Gaddy, Incorporated, owner, to permit in a residence use, D area district, the erection and maintenance of a commercial building without the required rear yard, and to permit the parking of motor vehicles on unbuilt upon portion of lot with an entrance (curb cut) for the ingress and egress of motor vehicles (previously denied by the Board, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop and paint shop, Lots 12, 13, 27); premises 91-15 139th street, east side, 100.10 ft. north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens.

1108-47-BZ—Reopened March 7, 1950 as Volume II—Application, February 15, 1950, under sections 7c and 7e

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of the zoning resolution of Henry Nordheim, applicant, on behalf of Rae Stiller, owner, to permit in a business use district, the change in occupancy from garage for five motor vehicles to dry cleaning, wet wash laundry and store to receive the garments for cleaning and laundry; premises 4500-4510 Furman avenue and 725 East 239th street, northeast corner (Block 5085, Lot 5), Borough of The Bronx.

5-50-BZ—Application, January 5, 1950, under sections 7a and 7h of the zoning resolution, of Henry Nordheim, applicant, on behalf of Mallett Bros., Inc., owner, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot, and the extension to the existing garage; premises 2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

301-50-A—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

134-50-BZ—Application, February 28, 1950, under section 21 of the zoning resolution, of DeRose and Cavalieri, applicants, on behalf of Pasquale Lancieri, owner, to permit in a business use, B area district, the extension of existing building at rear on first story, using more than the area permitted; premises 2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4¼ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

135-50-A—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4½ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

217-50-BZ—Application, March 29, 1950, under section 21 of the zoning resolution, of Samuel Gardstein, applicant, on behalf of Shop With Confidence, Inc., owner, to permit in a business use, C area district, the extension to existing building on first floor and cellar, using more than the area permitted; premises 1316 Avenue J, south side, 60 ft. west of East 14th street (Block 6715, Lot 7), Borough of Brooklyn.

265-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Emil Koeppel and Son, applicants, on behalf of Edward Safay, owner, to permit in a business use, C area district, the extension to existing second floor, using more than the area permitted, and without the required rear yard, to be used as additional bowling alleys; premises 503-507 Ovington avenue, north side, 22 ft. 6½ in. east of Fifth avenue (Block 5874, Lot 90), Borough of Brooklyn.

300-50-BZ—Application, April 20, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Robert V. Henning and George Henning, owners (Belmont Smelting and Refining Works, Inc., lessee), to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted; premises 314-336 Belmont avenue, south side, from Alabama to Georgia avenues, 251-285 Alabama avenue and 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11); (Block 3752, Lot 3), Borough of Brooklyn.

316-50-BZ—Application, May 1, 1950, under section 7f of the zoning resolution, of Joseph Martine, applicant, on behalf of Beremed Realty Company, Incorporated, owner, to permit in a retail use district, the use of cellar and sub-cellar of proposed twelve story building as a non storage garage for more than five and less than two hundred motor vehicles; premises 1029-1039 Avenue of the Americas (6th), 100-106 West 39th street, southwest corner and 103-105 West 38th street (Block 814, Lots 32, 33 and 38 to 45 inclusive), Borough of Manhattan.

386-50-BZ—Application, June 5, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Albert E. Deer, on behalf of Esso Standard Oil Company, owner, to permit in a business use district, the reconstruction of an existing gasoline service station and metal garages to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 1995 (1993-1999 displayed) Atlantic avenue and 261 Saratoga avenue, northeast corner (Block 1562, Lot 1), Borough of Brooklyn.

365-50-BZ—Application, May 23, 1950, under sections 7c, 7h and 7A of the zoning resolution, of Casper P. Colla, on behalf of Maresco Holding Corporation, owner, to permit in a residence and business use district, the extension of existing restaurant into the residence use portion of the plot, and to permit the parking of patrons' motor vehicles in the residence use portion of the plot, with entrances more than the permitted distance from the intersection premises; 3159-3169 Emmons avenue and 2823-2857 Coyle street, northeast corner (Block 7508, Lots 118, 124 and 85), Borough of Brooklyn.

51-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (two motor vehicles) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 110-14 Jewel avenue, south side 100 ft. east of 110th street (Block 2231, Lot 12), Forest Hills, Borough of Queens.

50-50-BZ—Application, January 23, 1950, under section 21 of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of B. Mittman, owner, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (one motor vehicle) without the required rear and side yards, resulting in excess coverage for structures on plot; premises 108-47 Jewel avenue, north side, 100 ft. west of 110th street (Block 2220, Lot 44), Forest Hills, Borough of Queens.

319-32-BZ—Reopened June 6, 1950 as Volume II—Application May 10, 1950, under section 7f of the zoning resolution of Goldwater and Flynn, applicants, on behalf of Robert P. Marshall, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium, for a term of fifteen years (previously granted by the Board but never constructed); premises Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx.

123-21-S—Vol. II—164-174 East 116th street, south side, 175 ft. west of 3rd avenue (1st floor); (Block 1643, Lots 44 and 146), Borough of Manhattan (reopened June 6, 1950).

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418-50-BZ—Application, May 14, 1950, under sections 21 and 7h of the zoning resolution, of A. H. Salkowitz, applicant, on behalf of Bell Associates, Inc., owner, to permit in a residence use, D area district the erection of more than one building on a lot without the required yards and courts and to permit the parking of motor vehicles on open portions of the plot; premises 220-02 to 229-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens.

419-50-A—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens (under section 36, General City Law re buildings not facing on legal streets).

HARRIS H. MURDOCK, *Chairman.*

JULY 26, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July* 26, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

273-50-BZ—Application, April 10, 1950, under sections 7c and 21 of the zoning resolution, of Emanuel M. Glick, applicant, on behalf of Aznive Haig, owner, to permit in a local retail use district the proposed office above the first story, in a proposed building to be used as stores on the first floor; premises 814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx.

429-50-A—814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx; (under section 35, General City Law re partly in bed of mapped street—Bussing avenue).

1014-22-BZ—Reopened May 31, 1950 as Volume II—Application May 4, 1950, under sections 7e and 21 of the zoning resolution of Gustave Goldman, applicant, on behalf of 1735 University Avenue Corporation, owner, to permit in a residence use, B area district, the erection of a business building (store) using more than the area permitted; premises 101-107 West 188th street and 2455 University avenue, northwest corner (Block 3219, Lot 208), Borough of The Bronx.

276-43-BZ—Reopened June 6, 1950 as Volume II—Application May 16, 1950, under sections 7c, 7f and 21 of the zoning resolution of Robert Gottlieb, applicant, on behalf of Santini Building Corporation, owner, to permit in a residence use district, the conversion of existing warehouse to storage garage for more than five and less than two hundred motor vehicles; premises 3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406G, Lot 441), Borough of The Bronx.

919-46-BZ—Reopened March 28, 1950 as Volume II—Application, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee), to permit in a business and unrestricted use, D area district, a lumber storage building to be used in conjunction with existing woodworking shop with the area of the building on lot in excess of that permitted (previously granted by the Board the reconstruction of structure, using more than the area permitted); premises 713-731 East 98th street, 98-01 to 98-07 Ditmas avenue, northeast corner and 736-765 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

144-50-BZ—Application, February 7, 1950, under sections 7e, 7h and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Habco Estates, Incorporated, owner, to permit in a residence local retail and retail use, D area district, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees cars; premises 130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eveleth road (Blocks 12493, 12494,; Lots 53, 60, 73, 76, 8), Springfield Gardens, Borough of Queens.

310-50-BZ—Application, April 25, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Max and Theresa Hummel, owners, to permit in a business use district the erection and maintenance of a gasoline service station for boats and for patrons who use boat yard; premises 164-30 95th street, west side, 220 ft. north of 165th avenue (Block 4153, Lot 46), Howard Beach, Borough of Queens.

384-50-BZ—Application, June 2, 1950, under sections 7e and 21 of the zoning resolution, of Goldwater and Flynn, applicants, on behalf of Francis J. Wilson, owner, to permit in a residence use district the erection and maintenance of a business building (stores); premises 9 Hillside avenue, south side, 102 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan.

453-50-BZ—Application, June 22, 1950, under section 21 of the zoning resolution, of Hemlock Realty Corp., applicant and owner, to permit in a residence and local retail use, D area district the erection and maintenance of a business building (stores), using more than the area permitted; premises 797-819 Stanley avenue, north side, from Ashford street to Cleveland street (Block 4359, Lots 28, 38 and 39), Borough of Brooklyn.

421-50-BZ—Application, June 5, 1950, under sections 7a, 7f, 7i, 7h and 21, of the zoning resolution, of Fred C. Dahlem, applicant on behalf of Pincus Blear, owner, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot; premises 4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10—formerly 10, 11 and 12), Borough of Manhattan.

422-50-A—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10, formerly 10, 11 and 12), Borough of Manhattan.

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457-50-BZ—Application, June 21, 1950, under sections 7c 7h and 7i of the zoning resolution, of A. R. Kartzman, applicant, on behalf of Ho-Pan Realty Corp. and 3027 Coney Island Ave. Corp., owners, to permit in a business use district the relocation and reconstruction of an existing gasoline service station, and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling; premises 3005-3031 Coney Island avenue and 165-178 Neptune avenue, northeast corner (Block 7511, Lots 4, 10, 11, 13 and 15), Borough of Brooklyn.

423-50-BZ—Application, June 6, 1950, under sections 7e and 21 of the zoning resolution, of Irving Kudroff, applicant, on behalf of Johrosdon Realty Corp., owner, to permit in a residence use, C area district, the erection and maintenance of a business building (Post Office), using more than the area permitted; premises 1525 Gun Hill road, 2915 Mickle avenue, southwest corner and northwest corner of Gun Hill road and Arnow avenue (Block 4783, Lot 47), Borough of The Bronx.

426-50-BZ—Application, June 9, 1950, under sections 7c and 21 of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Tumac Realty Corporation, owner, to permit in a residence and business use, C area district the erection and maintenance of a business building, using more than the area permitted; premises 1181-1201 East New York avenue and 632-636 Ralph avenue, northwest corner and 1924-1946 Union street (Block 1399, Lot 125), Borough of Brooklyn.

879-47-A—Vol. II—24 Harbor lane (Crescent Court), south side, 150 ft. west of Harbor View Terrace (Block 5975, Lot 208), Borough of Brooklyn (reopened June 20, 1950); (under section 36, General City Law re building located on street not on City Map).

98-48-A—Vol. II—31-43 (35 displayed) Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn; (reopened June 6, 1950).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

269-50-BZ—Application, April 25, 1950, under section 7e of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

272-19-A—Vol. III—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn; (reopened March 21, 1950).

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

638-41-SM—United States Gypsum Pyrobar Gypsum Partition Tile; (reopened March 1, 1949 re amendment

CALENDAR

of resolution to include lighter weight USG Pyrobar Gypsum Partition Tile).

344-50-SA—Smithway Vertical Turbine Pump—4 inch through 16 inch (open and closed impellers).

345-50-SA—Smithway Type "VC" Pump—4 inch through 16 inch—open and closed Impellers.

477-46-SA—Vol. III—Westinghouse Laundromat; (reopened June 20, 1950 re amendment to resolution to include Model L-5).

223-50-SM—Wall-Tex (Fabric Wall Covering).

461-50-SM—Dexolium-Woven Cotton Vinyl Coated Lightweight (Fire Retardent).

462-50-SM—Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent).

431-43-SM—Vol. II—Radiator Specialty Company Pre-Formed Closet-Bowl Setting Seal Rings; (Reopened December 21, 1948 re Radiator Specialty Company Pre-Formed Setting Seal Rings (previously withdrawn).

683-38-SA—Vol. III—Janitrol Gas Fired Unit Heaters; (reopened October 11, 1949 re amendment of resolution to include approval of Janitrol Gas Fired Unit Heater—Series UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94).

61-50-SA—Aldrich Heat-Pak Oil Burner—Models AX, CX, SAX, 1, 2, 3, BX and JU.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.
of Manhattan.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

169-50-A—168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

749-49-A—1117-1119 First avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan.

820-49-A—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 18, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 27, 1950 and the minutes of the regular meetings of the Board held on Wednesday morning and afternoon, July 5, 1950, were approved as printed in the Bulletins of July 4, and July 11, 1950, Vol. 35, Nos. 27 and 28.

ZONING APPLICATIONS

1014-22-BZ—Vol. II

APPLICANT—Gustave Goldman, for 1735 University Ave. Corporation, owner.

MINUTES

SUBJECT—Application reopened May 31, 1950—re Application (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a business building (store) using more than the area permitted.

PREMISES AFFECTED—101-107 West 188th street and 2455 University avenue, northwest corner (Block 3219, Lot 208), Borough of The Bronx.

APPEARANCES—

For Applicant: Gustave Goldman and I. J. Kulick.

For Opposition: Edward D. Norton, August Schmidt, Fae H. Rice, M. O'Connell, John J. Winters and John Ievets.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Roy Eckstrom, Dep't of Parks.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

276-43-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application reopened June 6, 1950—re Application (decision of the borough superintendent) under sections 7c, 7f and 21 of the zoning resolution, to permit in a residence use district, the conversion of existing warehouse to storage garage for more than five and less than two hundred motor vehicles.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406G, Lot 441), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Carlo Corrighi and Michael D. Canoro.

For Opposition: David Neuwirth, Thomas J. McManus, A. B. Tamor and Theodor Hirsch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

919-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee).

SUBJECT—Application reopened March 28, 1950—re Application (decision of borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, D area district, a lumber storage building to be used in conjunction with existing woodworking shop with the area of the building on lot in excess of that permitted (previously granted by the Board, the reconstruction of structure, using more than the area permitted).

PREMISES AFFECTED—713-731 East 98th street, 98-01 to 98-07 Ditmas avenue, northeast corner and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Max Tannenbaum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

144-50-BZ

APPLICANT—Burke, Morrison and Green, for Habco Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence local retail and retail use, D area district, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees' cars.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eveleth road (Block 12493, Lots 53, 60, 63, 73 and 76; Block 12494, Lot 8), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke, B. Scher and H. Grad.

For Opposition: Isidore M. Rodin, Lena Diamond, W. G. Thaler, C. Strahs and Natalie W. Diamond.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

189-50-BZ

APPLICANT—Michael Levine, for Edith F. Schoepfer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7f and 21 of the zoning resolution, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium.

PREMISES AFFECTED—74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine and Gustav Schoepfer.

For Opposition: None .

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

For Opposition: None.

ACTION OF BOARD—Laid over to September 12, 1950, at 10 A.M. for further hearing after applicant has filed complete plans.

269-50-BZ

APPLICANT—Daniel Santoro, for Rheinhard Berg, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop.

PREMISES AFFECTED—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro and Rheinhard Berg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 12, 1950, at 10 A.M., for applicant to obtain a new decision from the Borough Superintendent.

273-50-BZ

APPLICANT—Emanuel M. Glick, for Aznive Haig, owner.

SUBJECT—Application (decision of the borough superin-

tendent) under sections 7c and 21 of the zoning resolution, to permit in a local retail use district, the proposed office above the first story, in a proposed building to be used as stores on the first floor.

PREMISES AFFECTED—814-824 East 233rd street, south west corner of Bussing avenue (Block 4857, Lot 89), Borough of the Bronx.

APPEARANCES—
For Applicant: Emanuel M. Glick Nathaniel C. Saxe and James Haig.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision by the Board and for further information from the applicant.

THE RESOLUTION (273-50-BZ)

WHEREAS, application and plans were filed with the Department of Housing and Buildings on February 9, 1950 (N.B. 165-50), and the zoning from business to local retail became effective October 18, 1949.

310-50-BZ

APPLICANT—Burke, Morrison and Green, for Max and Theresa Hummel, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for boats and for patrons who use boat yard.

PREMISES AFFECTED—164-30 95th street, west side, 220 ft. north of 165th avenue (Block 4153, Lot 46), Howard Beach, Borough of Queens.

APPEARANCES—
For Applicant: John A. Galway and Max Hummel.
For Opposition: Mrs. E. Walsh, Mrs. L. Lynch, Mrs. G. Borig and Mrs. E. Lawless.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

346-50-BZ

APPLICANT—Frederick C. Genz, for Hotel Lexington Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area and a Class 1½ times height district, the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs.

PREMISES AFFECTED—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

APPEARANCES—
For Applicant: Frederick C. Genz.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 12, 1950, at 10 A.M., for applicant to send out notices to owners in the affected area.

384-50-BZ

APPLICANT—Goldwater and Flynn, for Francis J. Wilson, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—9 Hillside avenue, south side, 102 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum, Richard M. Goldwater and Francis J. Wilson.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

418-50-BZ

APPLICANT—A. H. Salkowitz, for Bell Associates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use, D area district, the erection of more than one building on a lot without the required yards and courts, and to permit the parking of motor vehicles on open portions of the plot.

PREMISES AFFECTED—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens.

APPEARANCES—
For Applicant: A. H. Salkowitz and Leon J. Shapiro.
For Opposition: Louis Mendelson, Joseph Goldstein, Eli Drapkin, Murray Cohen, Albert Galston, William H. Blank, David Colin and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision by the Board; objectors and owners to file an agreement as to certain conditions.

421-50-BZ

APPLICANT—Fred C. Dahlem, for Pincus Blear, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7f, 7i, 7h, and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10-formerly 10, 11 and 12), Borough of Manhattan.

APPEARANCES—
For Applicant. Fred C Dahlem, Jesse Rothman and Nathan Blear.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

MINUTES

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

423-50-BZ

APPLICANT—Irving Kudroff, for Johrosdon Realty Corporation, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (Post Office) using more than the area permitted.
PREMISES AFFECTED—1525 Gun Hill road, 2915 Mickle avenue, southwest corner and northwest corner of Gun Hill road and Arnow avenue (Block 4783, Lot 47), Borough of The Bronx.
APPEARANCES—
For Applicant: Irving Kudroff and H. E. Horwood.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

426-50-BZ

APPLICANT—Morton S. Cahn, for Tumac Realty Corp., owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building, using more than the area permitted.
PREMISES AFFECTED—1181-1201 East New York avenue and 632-636 Ralph avenue, northwest corner and 1924-1946 Union street (Block 1399, Lot 125), Borough of Brooklyn.
APPEARANCES—
For Applicant: Morton S. Cahn.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

453-50-BZ

APPLICANT—Hemlock Realty Corp., owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and local retail use, D area district, the erection and maintenance of a business building (stores), using more than the area permitted.
PREMISES AFFECTED—797-819 Stanley avenue, north side, from Ashford street to Cleveland street (Block 4359, Lots 28, 38 and 39), Borough of Brooklyn.
APPEARANCES—
For Applicant: Aaron L. Glickman.
For Opposition: Vernon C. Rossner, Max Getter and Margaret Mueller.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection by a committee and for further hearing, if necessary.

457-50-BZ

APPLICANT—A. R. Kartzman, for Ho-Pan Realty Corp. and 3027 Coney Island Ave. Corp., owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the relocation and reconstruction of an existing gasoline service station, and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling.
PREMISES AFFECTED—3005-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10, 11, 13 and 15), Borough of Brooklyn.
APPEARANCES—
For Applicant: A. R. Kartzman and Philip Panzer.
For Opposition: S. D. Troop and J. E. Austern.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for inspection and decision without further argument.

200-33-BZ—Vol. III

APPLICANT—Leo Kornblath, for Irving Wenig, owner.
SUBJECT—Application reopened June 20, 1950 as Vol. III,-re Application (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and office.
PREMISES AFFECTED—331-337 East 111th street and 2153-2155 1st avenue, northwest corner (Block 1683, Lot 18), Borough of Manhattan.
APPEARANCES—
For Applicant: Leo Kornblath and Emil Levin.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and Roy Eckstrom, Dept. of Parks.
ACTION OF BOARD — Application withdrawn without prejudice, at request of the applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1053-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner (Bailey Refrigeration Company, Incorporated, lessee).
SUBJECT—Application reopened May 23, 1950—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts and office.
PREMISES AFFECTED—115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: F. M. Rodin.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn without prejudice at request of applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

242-26-BZ—Vol. II

APPLICANT—Allen A. Blaustein, for Sanders Theatre Corp., owner.

SUBJECT—Application reopened March 7, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from store and motion picture theatre (previously granted by the Board) to motion picture theatre and vaudeville; and to permit display cases (inside candy stand),

PREMISES AFFECTED—187-189 Prospect Park West, southwest corner of 14th street, (Block 1103, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Allen A. Blaustein, Rudolph Sanders and Julius Sanders.

For Opposition: P. G. Desmond.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (242-26-BZ—Vol. II)

WHEREAS, Allen A. Blaustein for Sanders Theatre Corp., owner, filed January 31, 1950 an application under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from store and motion picture theatre (previously granted by the Board), to motion picture theatre and vaudeville, and to permit display cases (inside candy stand), affecting premises 187 to 189 Prospect Park West, southwest corner of 14th street (Block 1103, Lot 37), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on March 7, 1950, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 14th street, Prospect Park West and the site are in a residence use C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 18, 1950, acting on Alt. Applic. 2251-49, reads:

> '1. Changing occupancy from store and motion picture theatre to motion picture theatre and vaudeville and changing elevation of front of building and new display cases added, in a residential use district, is contrary to Art. II, Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 138 feet, 11¼ inches in depth, on which is located a building 60 feet front by 138 feet, 11 inches in depth, 2 stories, 53 feet in height, of class 1 construction, presently used as a motion picture theatre and store, for which Certificate of Occupancy 52030-28 has been issued; that it is proposed to eliminate the corner store and include vaudeville in addition to present motion pictures; and

WHEREAS, the applicant contends that he proposes to make a slight minor alteration change to eliminate the small corner store front and have this corner 1st story interior space used for candy stands accessory from inside recess to the orchestra theatre auditorium by means of a new interior opening in the wall; that the 14th street entire elevation will not be altered or disturbed except for the proposal of the new mosaic return at the corner pier; that by eliminating the corner store front, and blocking up the Prospect Park West store window opening with a wall, and covering the front facade on the 1st story with costly mosaic finish, replacing the rotted old style wooden display picture frames with modern double stainless steel display cases containing concealed flourescent strip lighting, the theatre front will be enhanced, adding an improvement for the neighborhood; that in this proposed change, no physical alteration will be necessary, as the present theatre is constructed with all necessary accessory dressing rooms, lavatory and toilet accommodations near the stage; that because the corner store in question has been continuously vacant for a score of years due to its small area, it has been a financial hardship to the owner due to the loss of rental income and that at present a double sized picture poster is displayed in the store front of the empty store; that in approving the contemplated improvement, the show window display poster will be eliminated and the stainless steel display case will be substituted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 12, 1927, Vol. I, to permit the alteration of the small store now facing Prospect Park West to open only into the promenade at the rear of the auditorium and to permit the use of the theatre for vaudeville in addition to motion pictures, substantially as proposed and as indicated on plans filed with this application, marked "Received January 31, 1950" (9 sheets), *on condition* that the building shall conform to all requirements relating to the proposed theatre use and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by this resolution and by the resolution adopted July 12, 1927, insofar as they may be applicable; that there shall be no further changes or alterations to the building or increase in height; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.

681-41-BZ—Vol. II

APPLICANT— Max Horn, for Eugene Kral, owner.

SUBJECT—Application reopened June 20, 1950—re Application (decision of borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—91 Beach 87th street, 92 Beach 88th street and north side of Shore Front parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Mrs. Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (681-41-BZ—Vol. II)

WHEREAS, this application, under section 7h of the zoning resolution, to permit in a residence use district, for term of two (2) years, the parking of more than five motor vehicles, affecting premises 91 Beach 87th street, and 92 Beach 88th street, north side of Ocean drive from Beach 87th street to Beach 88th street (Block No. 626, Lot No. 9), Rockaway Beach, Borough of Queens, was granted by the Board August 6, 1941, on certain conditions; and

WHEREAS, the time in which to complete the work was extended on December 2, 1941 and July 23, 1942; and

WHEREAS, at the request of the applicant, this application was reopened as Vol. II on June 20, 1950, to consider continuation of the parking use, and set for hearing on July 18, 1950, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on

July 18, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 12, 1950, re Alt. Applic. 1138/50, reads:

"1. Parking and storage of more than five motor vehicles on a lot located in a residence use district is contrary to Art II, sec. 3, zoning resolution."

and

WHEREAS, the applicant now states that the original owners, Mr. and Mrs. Hoeffling, an elderly couple operated the parking lot originally approved by the Board; that about four years ago Mr. Hoeffling died and his wife tried to carry on; that she died several years ago and the land was sold for tax liens; that the purchaser of the tax lien, Mr. Eugene Kral, is now the owner by a foreclosure procedure as of July 1949; that the premises consist of a parcel with a frontage of 125.58 feet on Shore Front parkway, 91.51 ft. on Beach 87th street, 121.67 feet on Beach 88th street and 122 feet rear line, known as block 626, lots 12 and 18 and zoned residence C; that the Topographical Bureau shows a proposed widening of Beach 87th Street of 10 feet within this property and of 5 feet on Beach 88th street, as shown on plot plan; that there is a wire fence on the Shore Front parkway frontage erected by the city; that it is proposed to rebuild the wood fences on Beach 87th and 88th streets and install a bumper 5 feet from the rear lot line; that the need for parking facilities in this section cannot be overemphasized; that the burning of the L.I. Railroad trestle is bound to increase the number of cars here during the summer; that this application is for a variance for a short period and since no construction is contemplated the Board is requested to grant a variance to permit parking on the portions of the lot in the bed of the mapped street for a term of two years, because no construction is involved which could result in a claim for damages against the city; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof, for a term of two (2) years, to permit the plot to be occupied for the parking and storage of motor vehicles *on condition* that the plot shall be leveled substantially to the grade of the abutting streets; that the entrances to the plot shall be from Beach 88th and Beach 87th streets only as shown on plans filed with this application marked "Received June 9, 1950," two sheets; that a substantial wood or woven wire fence shall be maintained along the present street building line on Beach 87th and 88th streets, and along the shore front parkway there shall be a woven wire fence of the chain link type constructed and maintained without entrances to Shore parkway; that the premises shall be leveled substantially to the grade of such street and shall be surfaced with clean gravel or steam cinders and treated with a binder and rolled; that during the term of this variance, there shall be no other uses on the premises and no buildings shall be erected except that there may be a building not over one story in height and not over 100 sq. ft. in area erected near the entrance at Beach 87th street, to be used solely as an office and shelter for the attendant; that along the lot line to the north there shall be maintained a substantial wood or woven wire fence with a bumper approximately 5 ft. away as shown for the protection of such fence; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the type of cars parked on this lot shall be of the pleasure car type only; that sidewalks and curbing on streets abutting the premises shall be constructed or repaired to the satisfaction of the borough president; that the portion of the plot within the bed of the proposed street widening may be occupied for parking as permitted under resolution adopted this day under Cal. 416-50-A; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

961-48-BZ—Vol. II

APPLICANT—Gerard C. Henigan, for Lena Maria Rasch, owner. (Oliver D. Wallett, lessee).

SUBJECT—Application reopened June 20, 1950—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the extension of a parking and storage lot for more than five motor vehicles.

PREMISES AFFECTED—2717-2739 Pitkin avenue, 435-481 Euclid avenue, northeast corner, 1026-1048 Glenmore avenue, southeast corner of Euclid avenue, 366-376 and 402-412 Pine street (Block 4214, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gerard C. Henigan and Oliver D. Wallett.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (961-48-BZ—Vol. II)

WHEREAS, Gerard C. Henigan for Estate of Lena Maria Rasch, owner (Oliver D. Wallett, lessee) filed June 7, 1950 an application under section 7h of the zoning resolution, to permit in a residence use district, the extension of use for parking and storage of motor vehicles (previously granted by the Board on a portion of the premises for a term of two years, and which expires January 18, 1951), affecting premises 2717-2739 Pitkin avenue, 435-481 Euclid avenue, northeast corner, 1026-1048 Glenmore avenue, southeast corner of Euclid avenue, 366-376 Pine street and 402-412 Pine street (Block 4214, Lot 1), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on June 20, 1950 and set for hearing on July 18, 1950, to consider extension of the parking use, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on July 18, 1950 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Euclid street, Pine street, Pitkin avenue and the site are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 7, 1950 acting on Alt. Applic. 2026-50, reads:

"1. The proposed extension of a parking and storage lot for more than five motor vehicles in a residence use district is contrary to the Zoning Resolution, Art. II, Sect. 3.

These premises were the subject of previous Board of Standards and Appeals action under Cal. 961-48-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot 400 ft. frontage by 200 ft. in depth, irregular, on which is located a parking lot 300 ft. front by 200 ft. in depth, irregular, for which Certificate of Occupancy 123543-49 (N.B. 1165-48) has been issued; that it is proposed to extend the parking lot 100 ft. west on Euclid avenue and 200 ft. deep on Glenmore avenue for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the premises have been owned by the present owners for 49 years; that the property site is assessed for $57,500; that the owners have continually paid taxes and assessments but have been unable to derive any income to help defray the annual expense of the property except income from the portion used for parking and storage under a variance granted by the Board; that the maintenance of a parking lot on the entire

lot for a temporary term of two (2) years will in no way affect the area; that a parking lot in this location will do much to relieve the parking congestion in this area.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 18, 1949 by adding thereto:

"that, in no event the owner desires to add to the area of the parking lot heretofore granted, the block front on Glenmore avenue as proposed and as indicated on plans filed with this application marked "Received June 7, 1950," two sheets, such additional space may be occupied *on condition* that the requirements of the resolution adopted on January 18, 1949 shall be complied with; that the requirements of such resolution as to grading and fencing shall also apply to the additional premises; that no additional signs shall be constructed and no additional curb cuts except one as shown on such plans from Euclid avenue not over 16 ft. in width; that the term of the variance for the present lot and this proposed extension shall be for a term of two (2) years from the date of this amended resolution; that a new certificate of occupancy shall be obtained; that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution."

14-50-BZ

APPLICANT—Jacob Berman, for Morris Tannen, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the maintenance of existing two family residence without the required rear yard,

PREMISES AFFECTED—80-63 208th street, east side, 162.04 ft. north of Midland Drive (Block 7782, Lot 14), Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Berman and Nathan Tannenbaum.

For Opposition: Louis Mendelson, Charles Schneider, Hazel Barr, Ann L. Bisland, Mae E. Seyffarth, Louise Crowley, Martha Meis and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (14-50-BZ)

WHEREAS, Jacob Berman, for Morris Tannen, owner, filed January 12, 1950, an application under section 21 of the zoning resolution, to permit in a residence use, G-1 area district the maintenance of an existing one-family residence without the required rear yard, affecting premises 80-63 208th street, east side, 162.04 feet north of Midland drive (Block 7782, Lot 14), Hollis, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Midland drive, 208th street and the site are in a residence use, G-1 area and Class I height district; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1950, acting on N.B. Applic. 5264/48, reads:

"1. Depth of rear yard as required in G-1 area district is contrary to Sec. 16-C, Art. IV of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. front by 100 ft. in depth, on which is located a residence (one family) 36 ft. front by 65 ft. in depth, 1½ stories, 17 ft. 10 in. in height of Class 3 construction; that it is proposed to permit the use of the structure as a one-family dwelling without the required rear yard; and

WHEREAS, the applicant contends that due to the illness of the owner's wife it was necessary to design a building with living quarters on one floor and due to the fact she requires constant care, additional rooms were provided on the second story to house her son and his family; that in order to locate this building on the existing lot, a 15 ft. rear yard was left instead of 25 ft. as required in a G-1 district; that the zoning was changed from "D" to "F" after 1937 on August 22, 1946, and it was changed to G-1 February 7, 1949; that in view of these facts it is felt this is a hardship case and it is urgently requested this question be acted on as soon as possible, as a certificate of occupancy has not yet been issued and the Fire Department cannot issue the fuel oil permit until such certificate is issued by the borough superintendent; and

WHEREAS, the applicant now states contrary to his previous statement, that he does not desire occupancy for more than one family and that the attic is not arranged for a second family and will not be so arranged and will be occupied only in connection with a one-family house; and

WHEREAS, it appear that this building was constructed without approval of plans and without a permit and also does not conform to the zoning requirements as to the required front yard; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief as to area reduction in depth of rear yard.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

103-50-BZ

APPLICANT—Wechsler and Schimmenti, for 2157 Prospect Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium and auto laundry and to permit the existing loading platform for laundry on adjoining premises to remain.

PREMISES AFFECTED—750 East 182nd street, south side, 35 ft. west of Prospect avenue, and 2169 Prospect avenue (Block 3097, Lots 39, 33 and 23), Borough of the Bronx.

APPEARANCES—

For Applicant: Max Wechsler and Julius Paull.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (103-50-BZ)

WHEREAS, Wechsler and Schimmenti for 2157 Prospect Ave. Corp., owner, filed January 26, 1950, an application under sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium and auto laundry, and to permit the existing loading platform for laundy on adjoining premises to remain, affecting premises 750 East 182nd street, south side, 35 feet west of Prospect avenue and 2169 Prospect avenue (Block 3097, Lots 23, 33 and 39), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on June 20, 1950, after due notice by publication in the Bulletin;

laid over to July 11, 1950, for inspection and decision, without further argument, and then laid over to July 18, 1950, for inspection, at the request of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Prospect avenue is in residence and business use, B area, class 1¼ height districts, and East 182nd street and the site are in a business use, B area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated January 24, 1950, acting on N.B. Applic. 1195-49, reads:

"1. Proposed gasoline service station, motor vehicle repair shop, lubritorium and auto laundry, in a business and residence district, is contrary to Article II, Section 3, and Article II, Section 4(a), Subdivisions 29, 46 and 52 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 70 ft. in depth on East 182nd street, and 87.14 ft. frontage by 150.18 ft. in depth on Prospect avenue, presently vacant and partly used as a parking lot for which Certificate of Occupancy 188-41 has been issued; that it is proposed to erect a building 53 ft. by 56 ft., one story, 10 and 12 ft. in height, of class 3 construction, to be used in conjunction with proposed gasoline service station; that it is further proposed to install two curb cuts on East 182nd street and an additionaal one on Prospect avenue and there are to be six 550-gallon gasoline tanks and 4 dispensing pumps; and

WHEREAS, the applicant contends that lot 39, 2169 Prospect avenue is now a legal parking lot (C. of O. 188, Nov. 17, 1941, Parking and Storage of more than five (5) motor vehicles); that this Certificate of Occupancy was granted on the basis of a letter sent by the Board of Standards and Appeals to Supt. Joseph Herman on September 17, 1941; that the new structure for the gasoline station, etc., will be constructed entirely in the business portion of this plot and that the gas pumps will be placed on East 182nd street, which is entirely in a business district; that this plot now has the appearance of a gas station except that there are no gas tanks on the premises and that trucks and cars now cross the legal curb cut; that the metal structures on lot 39 are now an eyesore and will be torn down; that lot 33, which is vacant, is used as a debris collection and is also an eyesore and that the new building to be constructed will enhance the appearance of the neighborhood; that there are stores on the southeast corner of Prospect avenue and East 182nd street, also on the northeast corner; that there are also stores on the southeact corner of Clinton avenue and East 182nd street and at Mapes avenue and East 182nd street; that in order to make this property pay and at the same time increase the city taxes, the only logical improvement would be the erection of a gas station, etc.; that there has not been any construction in this neighborhood for many years due to the fact that it is run down and that most of the buildings are very old and the apartments are of very low rentals; that the new construction would be a stimulus to this neighborhood and probably would give impetus to the owners to improve their property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant claims that a certificate of occupancy was issued based on a letter from the Board to the Borough Superintendent dated September 17, 1941; and

WHEREAS, there was a letter written in relation to an application as to a portion of these premises namely Cal. No. 242-41-BZ which was withdrawn, such letter made no recommendation as to issuing a certificate of occupancy for parking use on the premises; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivisions e, f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent dated January 24, 1950 acting on N. B. Applic. 1195-49 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

155-50-BZ

APPLICANT—Paul Friedman, for Leah Miller, owner.

SUBJECT—Application (decision of the Borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; with a business entrance more than the permitted distance from the intersection for a term of fifteen (15) years.

PREMISES AFFECTED—122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 116th avenue, southeast corner of 122nd street (Block 11679), Lot 2), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Philip Goddard.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution affirmed and plans approved.

THE VOTE TO AFFIRM RESOLUTION AND APPROVE PLANS—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3
Negative: Chairman Murdock 1

THE RESOLUTION (155-50-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office, with a business entrance more than the permitted distance from the intersection, for a term of fifteen years, affecting premises 122-01 to 122-09 Rockaway boulevard and 116-01 to 116-03 122nd street, northeast corner and 122-02 to 122-10 116th avenue, southeast corner of 122nd street (Block 11679, Lot 2), South Ozone Park, Borough of Queens, was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, the applicant submitted plans for approval by the Board in compliance with the conditions of the resolution of July 11, 1950.

Resolved, that the Board of Standards and Appeals does hereby *affirm* the resolution adopted by the Board on July 11, 1950 as does hereby *approve* plans marked "Received July 14, 1950," three sheets, as complying with the terms of the resolution *on further condition* that the plot shall be arranged and constructed in accordance with such working plans; that no fence need be erected on the easterly lines as shown where walls of a building on the adjoining plot occur but that the masonry wall shown on 116th avenue shall be returned along the easterly lot line to such building on the adjoining lot; that the number of gasoline storage tanks shall not exceed six (6) 550 gallon tanks; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that the curb cuts shall consist of two curb cuts to Rockaway boulevard, each not over 30 ft. in width, and one curb cut on 122nd street, not over 25 ft. in width; that there shall be no curb cuts or entrances from 116th avenue; that no curb cuts shall be nearer than 5 ft. to any street line or property line as prolongated; that there shall be erected at the intersection of Rockaway boulevard and 122nd street a block of concrete extending for a distance of 5 ft. on either street line from the intersection and not less than 12 in. in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of Rockaway boulevard and 122nd street of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 5 ft.; that planting areas shall

be maintained with suitable planting material and protected with a 6 in. by 6 in. concrete curbing; that no pumps shall be erected nearer than 10 ft. from the base of the pumps to the street building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution.

253-50-BZ

APPLICANT—William H. Byrne, for Estate of John Cullen, Deceased, owner (Margaret C. Dowling, executrix).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a business use district, the change in the use of existing building from stores, storage and junk shop, to a garage for more than five motor vehicles.

PREMISES AFFECTED—2097-2103 First avenue, 324-348 East 108th street, southwest corner, and 333-335 East 107th street (Block 1679, part of Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: Harold L. Leddy, James F. Matthews and Antonio Cannella.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (253-50-BZ)

WHEREAS, William H. Byrne, for Estate of John Cullen, Deceased, owner, Cannella & Gagliano, lessees, filed April 10, 1950 an application under sections 7c and 7f of the zoning resolution, to permit in a business use district the change in use of an existing building from stores, storage and junk shop to a garage for more than five motor vehicles, affecting premises 2097-2103 1st avenue, 324 to 348 East 108th street, southwest corner, and 333 to 335 East 107th street (Block 1679, part of Lot 27), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 1st avenue is in unrestricted use, B and A area, Class 1½ height district, and that East 107th street, East 108th street and the site are in business and unrestricted use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 31, 1950, acting on Alt. Applic. 2133-49, reads:

> "Proposed change in use of building from stores, storage and junk shop to a garage for more than 5 cars in a business district is contrary to Sec. 4(a) (15) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 275 feet frontage on East 108th street by 201.18 feet in depth (irregular); 100.9 feet frontage on 1st avenue by 201.18 feet in depth (irregular), and 75 feet front on East 107th street by 201.18 feet in depth (irregular); on which are located three buildings, 1 and 2 stories in height, of Class 3 construction; that it is proposed to change the occupancy of the building located on East 108th street from stores, storage and junk shop, for which Certificate of Occupancy #13607-28 (N.B. 430/24) has been issued, to a garage for more than five motor vehicles; and

WHEREAS, the applicant states that the size of the lot and the building relates only to the portion affected; that the building on part of Lot 27 was erected in 1925 and the subject of this application; that the frontage on the first floor on First avenue is used for stores; that the 25 ft. by 100 ft. space to the west of the stores (on East 108th street) is used for storage; that the next space to the west is used for garage for more than five motor cars in conjunction with the frontage of 45 ft. on East 107th street; that the second floor (First avenue) has been used as a factory and at present is vacant; that the above described portion and use is not to be disturbed or altered; that the building 76 ft. front—199 ft. west of First avenue, the subject of this application, was erected for store use; that, however, the demand for stores in this neighborhood ceased many years ago and the openings in the front wall of the building were blocked in with boards and metal covering; that the partitions inside the building were removed and the building used for storage; that the adjacent building, part of the subject premises, is used for garage for which Certificate of Occupancy #14137/28 was issued in 1928; that a portion of the premises is now leased and operated by the same lessees as are now making this application; that if this variance is granted, the premises will be operated as a garage in conjunction with the present garage in the abutting building, using the existing fire doors between these two portions for only vehicular ingress and egress; that a portion of the building, about 30 ft. by 40 ft. on East 107th street is used for a poultry market; that the portion on First avenue is in use for stores and factory under Certificate of Occupancy #20080 of 1935; that along First avenue are three gasoline stations, a garage, poultry market and several loft buildings within the area affected; on East 108th street there is a large garage used by the Board of Transportatioin for storage of buses; that on East 107th street and East 108th street are garages and poultry market, factories and two small frame buildings within the area affected; that parking of cars on all streets and avenues affected is a serious problem; practically every available space is taken by parking on streets during the day and there is very little off-street parking facilities for cars in this area; that the use of this part of the premises affected in this application for stores is impractical due to the lack of demand; that storage space is not necessary and by nature of its size and location, the demand for this use is also extremely limited; that at the time the certificate of occupancy (of the part affected) was issued, this portion of the premises was shown on the tax maps as Lots 35, 36 and 37; that subsequently the Tax Department changed the lot number of the entire ownership to Lot 27; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c to permit extension of use substantially as proposed and as indicated on plans filed with this application marked "Received April 10, 1950," 7 sheets, to permit the use of the extension of the building as a storage garage to be used and operated in conjunction with the existing storage garage building on the balance of Lot 27, *on condition* that there shall be no vehicular entrance to East 108th street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that an exit door not a vehicular exit may be permitted to East 108th street; that the wall separating this portion of the building from the balance shall be protected with fire doors in accordance with the requirements of the Building Code; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

341-50-BZ

APPLICANT—A. H. Salkowitz, for Wacrest Construction Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7A of the zoning resolution,

to permit in a retail use district, the installation of show windows, business entrances and business signs more than the permitted distance from the intersection.

PREMISES AFFECTED—25-01 to 25-09 36th avenue and 35-51 to 35-57 Crescent street, northeast corner (Block 339, Lot 21), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Irving Domnitch,

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (341-50-BZ)

WHEREAS, A. H. Salkowitz, for Wacrest Construction Corp., owner, filed May 15, 1950 an application under section 7A of the zoning resolution, to permit in a retail use district the installation of show windows, business entrances and business signs more than the permitted distance from the intersection, affecting premises 25-01 to 25-09 36th avenue, and 35-51 to 35-57 Crescent street, northeast corner (Block 339, Lot 21), Astoria, Borough of Queens; and

Whereas, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Crescent street is in residence and retail use, B area, Class 1½ height districts, and that 36th avenue and the site are in a retail use B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 1, 1950, acting on amendment to N.B. Applic. 2-49, reads:

"1. The installation of show windows, business entrances and business signs along Crescent street more than 25 feet from the corner of 36th avenue is contrary to Art. II, Sec. 7-A of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 87.87 feet frontage by 98.89 feet in depth (irregular), on which is being erected a building covering the entire lot, one story, 16 feet in height, of Class 3 construction, to be used as retail stores; and

WHEREAS, the applicant contends that a 1-story store building is at present under construction on a corner plot facing, for a distance of 87.87 feet, business 36th avenue, and for a distance of 92.89 feet, non-business Crescent street; that the plans for the above building had been approved on May 4, 1949 by the Department of Housing and Buildings at a time when both streets on which the lot faces were business streets for their entire length and that these plans permitted the erection of store windows, business entrances and business signs, both on 36th avenue and also two stores facing Crescent street, for a total width of 25 feet, 11 inches, the stores being located on the northernmost part of the lot, or a point nearest to the now residential use zone, or most remote from the intersection of the streets; that the foundation for the above building was completed in May 1949 and work was then discontinued until April of this year; that on August 15, 1949, the then business Crescent street was changed to residential use except for a distance of 100 feet along 36th avenue; that in December 1949, the property, including foundation, was sold by the original owner to Wacrest Construction Corp., the present owner, who, unaware of the fact that the zone had been changed, retained him to file revised building plans with the Department of Housing and Buildings which also included two additional stores facing Crescent street adjacent to the two already approved stores (3 & 4), bringing the total proposed width of stores facing residential Crescent street to 44 feet, 8 inches, as compared with the approved width of 25 feet, 11 inches; that the Department of Housing and Buildings objected to the extension of the show windows but permitted in the revised plans the maintenance of the windows, business entrances and signs which had been approved prior to the change of zone; that all four stores had been leased to prospective tenants at a time when both the owner and himself had not been aware of the fact that the number of stores facing Crescent street would be limited to two; that there are at present stores facing Crescent street at the southwest corner of 35th avenue and that Crescent street as a main avenue of approach to a housing development due north was considered more suitable for the maintenance of store fronts, and that as there are two permitted store fronts abutting directly the residents zone, the additional maintenance of two additional stores would not seriously change the character of the side street; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7A to permit the show windows as proposed on Crescent street, as indicated on plans filed with this application marked "Received May 15, 1950," 4 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

432-50-BZ

APPLICANT—Samuel Rosenblum, for Tishman Realty and Construction Co., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—62-06 to 62-28 Woodhaven boulevard, west side, 392.73 ft. north of 62nd drive (Block 2974, Lot 137), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Robert V. Tishman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (432-50-BZ)

WHEREAS, Samuel Rosenblum for Tishman Realty and Constuction Company, owner, filed June 15, 1950 an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as stores, using more than the area permitted, affecting premises 62-06 to 62-28 Woodhaven boulevard, west side, 392.73 ft. north of 62nd drive (Block 2974, Lot 137), Rego Park, Borough of Queens; and

WHEREAS, a public hearing was held on July 18, 1950 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 62nd drive is in residence and business use, D area, class 1 height districts, Woodhaven boulevard is in retail and business use, D area, class 1 height districts; the site is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 8, 1950 acting on N. B. Applic. 4900-50-reads:

"1. Area of proposed building is excessive for a D area district is contrary to sect. 14c of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 290 ft. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a building covering the entire lot, one story, 15 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that this building is part of a housing development being constructed on adjacent land under the same ownership; that to the west and south, the owners of this plot are erecting a group of six story elevator apartments to house about 800 families under F.H.A. loans; that to comply with their requirements, the stores have to be erected on a separate parcel, even though under one ownership; that of the parcels to the west and south, on lots 60 and 85 owned by the same owner and having an area of 389,814 sq. ft., only slightly over 25% of this area (25.36%) will be used for building coverage and almost 75% will be for playgrounds, roads, recreational center, etc. so that the proposed stores will not affect the light and air of the adjoining development; that no portion of the building will be nearer than 30 ft. to any portion of the apartment houses; that to the north are located a gasoline selling station and auto repair shop; that the plot is so located that there can be no deterioration to light and air and ventilation to adjoining property, that these stores, serving a large community, require substantial depth for storage space and plenty of room to serve the public and to maintain the dignity of good neighborhood stores; that while the depth of the stores will be in excess of D requirements, if the plot were considered alone, actually for all practical purposes, it is part of the larger development, which it serves; that if all the lots under one ownership were grouped together and the total area figures, including the area provided for stores, only 30% of the total plottage available will be covered, even though the stores are erected for a depth of 100 ft.; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, as to extension of area, and is therefore entitled to relief on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to extension of area, to permit the construction of the one story store building substantially as proposed and as indicated on plans filed with this application marked "Received July 7, 1950," 5 sheets, *on condition* that the building shall not be increased in height or area; that there shall be no door openings to the adjoining property under the same ownership at the rear; that there shall be no openings in the side walls of the building to the south and north; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that partitions separating store occupancies shall comply with the requirements of the building code and shall be carried up to the underneath side of the roof boarding; that rearrangement of subdividing partitions may be arranged to suit tenants' needs; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

244-50-A

APPLICANT—Frederick C. Genz, for Hotel Lexington Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—509-513 Lexington avenue and 134-148 East 48th street, southeast corner, (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 12, 1950, at 10 A.M., in conjunction with Cal. 346-50-BZ.

419-50-A

APPLICANT—A. H. Salkowitz, for Bell Associates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75 avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens (under section 36, General City Law re buildings not facing on legal streets).

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 25, 1950, at 10 A.M., for inspection and decision, in conjunction with Cal. 418-50-BZ.

420-50-A

APPLICANT—Daniel Santoro, for Reinhard Berg, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond (under section 35, General City Law—re building partly in bed of mapped street-proposed widening of Amboy road).

APPEARANCES—

For Applicant: Daniel Santoro and Reinhard Berg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 12, 1950, at 10 A.M., for consideration in conjunction with Cal. 269-50-BZ.

422-50-A

APPLICANT—Fred C. Dahlem, for Pincus Blaer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10, formerly 10, 11 and 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem, Jesse Rothman and Nathan Blaer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M. for inspection and decision without further argument.

MINUTES

429-50-A

APPLICANT—Emanuel M. Glick, for Aznive Haig, owner.
SUBJECT— Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx; (under section 35, General City Law re partly in bed of mapped street-Bussing avenue).
APPEARANCES—
For Applicant: Emanuel M. Glick, Nathaniel C. Saxe and James Haig.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950 at 10 A.M., for inspection and decision by the Board and for further information from the applicant.

444-50-A

APPLICANT—Leo Kornblath, for Irving Wenig, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—331-337 East 111th street and 2153-2155 1st avenue northwest corner (Block 1683, Lot 18), Borough of Manhattan.
APPEARANCES—
For Applicant: Leo Kornblath.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn without prejudice, at request of applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

492-50-A

APPLICANT—The Church Charity Foundation of Long Island, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—480 Herkimer street, southeast corner of Albany avenue (1st floor); (Block 1705, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

526-50-A

APPLICANT—Fred Weinstock, for Island Oil Transport, owner.
SUBJECT—Appeal from a decision of the fire commissioner—re transportation of No. 2 fuel oil in tank trucks in New York City (tank trucks not in conformity with Fire Department specifications covering fuel oil trucks).
APPEARANCES—
For Applicant: Fred Weinstock.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Appeal withdrawn at request of applicant, after hearing.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

416-50-A

APPLICANT—Max Horn, for Eugene Kral, owner.
SUBJECT—Application filed purusant to Section 35 of the General City Law to permit the use of premises partly in the bed of a mapped street for the parking and storage of motor vehicles.
PREMISES AFFECTED—91 Beach 87th street, 92 Beach street and north side of Shore Front Parkway, from Beach 87th to Beach 88th streets (Block 626, Lots 12 and 18), Rockaway Beach, Borough of Queens.
APPEARANCES—
For Applicant: Mrs. Max Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (416-50-A)

WHEREAS, Max Horn for Eugene Kral, owner, filed June 9, 1950 an application pursuant to section 35 of the General City Law, to permit the use of a portion of a plot located within the beds of mapped streets (Beach 87th and Beach 88th streets), affecting premises on the north side of Shore Front Parkway between Beach 87th and Beach 88th streets, 91 Beach 87th street and 92 Beach 88th street, (Block 626, Lots 12 and 18), Rockaway Beach, Queens; and

WHEREAS, the decision of the borough superintendent dated May 12, 1950 on Alt. Applic. 1138-50, reads:

"2. Proposed parking and storage of cars partly in the bed of a mapped street, is contrary to sec. 35 General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 125.58 feet by 109.67 feet and 79.51 feet in area, in a residence use, C area, class 1 height district, proposed to be used for the parking and storage of more than 5 motor vehicles, application for which is pending under Cal. 681-41-BZ; and

WHEREAS, the applicant contends that the proposed use is for a short period, and since no construction is contemplated, the Board is requested to permit the parking and storage on the portions of the lot in the bed of the mapped street widening for a period of 2 years; that no construction is involved which could result in a claim for damages against the City.

Resolved, that the decision of the borough superintendent dated May 12, 1950 acting on Alt. Applic. 1138-50, objection 2, be and it hereby is *modified* and the appeal be and it hereby is *granted,* under the powers vested in the Board under section 35 of the General City Law, to permit the use of the portion of the premises proposed to be acquired by the city for street widening as part of the parking and storage plot as permitted this day under resolution adopted under Cal. 681-41-BZ *on condition* that in the event the portion of the premises on either or both streets is acquired by the city for street widening, the owner shall relocate the fences to the new street line and make no claim for damages other than for the value of the land so taken as may be determined by the court.

528-50-A

APPLICANT—The Dagmar Chemical Co., Inc., owner.
SUBJECT—Appeal from a decision of the fire commissioner re: Packaging, transportation and sale of combustible mixture known as "U-Need-It" Anti Freeze in one quart and one gallon sealed containers in New York City (containers not in conformity with Administrative Code Requirements).
APPEARANCES—
For Applicant: John Brennan and Seymour Wattenberg.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (528-50-A)

WHEREAS, The Dagmar Chemical Company, Inc., owner, filed July 12, 1950, an appeal from a decision of the fire commissioner relating to the packaging of "U-Need-It" Methanol Anti-Freeze; and

WHEREAS, the decision of the fire commissioner dated June 2, 1950, reads:

"Your sample of 'U-Need-It Methanol anti-freeze' has been forwarded to our laboratory for determination of the flash-point. When results have been received, you will be further advised.

The sealed type can for use of inflammable mixtures is contrary to Chapter C19-59 of the Administrative Code which requires that all containers be fitted with tight-fitting, replaceable tops, caps or other device so made that the can or container will be airtight when closed. Therefore, their use must be denied unless a modification is obtained from the Board of Standards and Appeals."

and

WHEREAS, the decision of the fire commissioner dated July 12, 1950, reads:

Folder No. 122-1507

"This will advise you that your sample of 'anti-freeze" was tested by our laboratory and showed a flash point below 75 deg. F.

Your attention is called to our letter of June 2 advising that sealed cans are contrary to Chapter C19 of the Administrative Code, and cannot be used unless a modification is granted by the Board of Standards and Appeals.

Therefore, at the present time no Certificate of Approval for this product can be issued."

and

WHEREAS, the applicant states that permission is sought to package "U-Need-It Brand" methanol anti-freeze in one quart cans of the sealed type manufactured of 34 gauge tinplate and one gallon cans of the sealed type manufactured of 32 gauge tinplate; and

WHEREAS, the applicant contends that the gallon cans will be packed six to a 200 lbs. test corrugated shipping container and the quart cans will be packed 24 cans to such a carton; that the product has a flash point of 60 deg. F.; that each can and will bear the following inscription embossed on the head of the can "Entire contents to be removed at once upon opening of can"; that the cans are manufactured by the Continental Can Company and are the same as now being used by other producers in the industry.

Resolved, that the decision of the fire commissioner dated June 2, 1950 be it hereby is *modified* and the appeal be and it hereby is *granted* to permit the anti-freeze to be marketed in one gallon and one quart cans as proposed *on condition* that in all other respects the material and marketing shall be satisfactory to the fire commissioner.

Adjourned 3:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JULY 18, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

361-32-SA—Vol. II

APPLICANT—Anchor Post Products, Inc., owner.

SUBJECT—Application reopened November 9, 1949—re Fluid Heat Wall Flame Rotary Oil Burner, Models SA and SM (previously approved re Fluid Heat Oil Burner).

APPEARANCES—

For Applicant: George Gruberg.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (361-32-SA—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 361-32-SA, Vol. II. June 19, 1950

Subject: Amendment of Resolution to include approval of additional models.

The Board of Standards and Appeals July 19, 1932 approved the Fluid Heat Oil Burner, filed for approval by the Anchor Post Fence Company. The burner was a mechanical draft rotary oil burner of the atomizing and vaporizing type. Request was made for a reopening of the application to include approval of Fluid Heat Wall Flame Rotary Oil Burner —Models SA and SM. These models differ from the burner originally approved in that there are now two models, the SA model with a 6 or 7 inch fan, a 15000 volt ignition transformer and a firing rate of one to 4.35 GPH and the SM model 4¾, 5, 5½ x 6 inch fan, 8500 volt ignition transformer, and a firing rate of .75 to 1.60 GPH. The burners have a 1/20 HP motor instead of ½ HP motor.

Inspection and Test

This burner was inspected and tested at 229 West 66th Street, Manhattan, the YMCA school and found to operate as designed with no flare backs or undue carbon deposits, the CO_2 contents of the flue gases was 10%. Present at the inspection and test were George Springsteen, representing the school, and applicant, and Chief Engineer Leslie V. Huber of the Committee on Test. The burner has been approved by the Underwriters' Laboratories, Inc., Misc. Pet. #700, Application #47C2242.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution of July 19, 1932 be amended to include approval of the Fluid Heat Wall Flame Rotary Oil Burner, Models SA and SM for use with fuel oil not heavier than #2 U. S. Department of Commerce Standards when installed and operated in accordance with this report, and the requirements of the Oil Burner Rules of the Board of Standards and Appeals, provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 361-32-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 19, 1932 in accordance with the above report.

MINUTES

134-35-SA

APPLICANT—Sherwood Brothers Incorporated, owner.
SUBJECT—Sherwood Oil Burner (previously approved re Fluid Heat (Gun Type) Oil Burner; (reopened September 23, 1947—re amendment of resolution to include additional models).
APPEARANCES—
For Applicant: George Gruberg.
ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (134-35-SA)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 26, 1950

Re: Cal. 134-35-SA.
Subject: Amendment to resolution to include additional models.

The Board of Standards and Appeals under date of June 25, 1935, approved the Fluid Heat (Gun Type) Oil Burner Model P for use in domestic and commercial installations with fuel oil not heavier than #3. On June 18, 1940, the resolution was amended to permit the marketing of this burner as the Torrid Heat Oil Burner, Model P and as the Westinghouse Oil Burner, Model P. On November 4, 1942, the resolution was amended to include marketing of this Burner at the Sherwood Oil Burner, Model P. The application was reopened September 23, 1947 by vote of the Board for consideration of additional models and marketing under additional trade names.

The new model BN is identical with Model P, the BN being used where brand names other than Fluid Heat are used. The numbers refer to the firing rate.

The listing of the burners are as follows:

Fluid Heat—

Model P-3C—made of steel stamping .70 to 3.00 g.p.h.
Model P-6B—made of iron and aluminum 3.00 to 6.00 g.p.h.
Model P-9B—made of iron and aluminum 5.00 to 9.50 g.p.h.
Model P-12B—made of iron and aluminum 7.50 to 12.00 g.p.h.

Sherwood — Model BN3, 6B, 9B, 12B
Phillips — Model BN3, 6B, 9B, 12B
Crown — Model BN3, 6B, 9B, 12B
Kwik-Lite — Model BN3, 6B, 9B, 12B
Sinclair — Model BN3, 6B, 9B, 12B
National — Model BN3, 6B, 9B, 12B
Bryant — Model BN3, 6B, 9B, 12B
Pacific — Model BN3, 6B, 9B, 12B
Timken — Model OCD-40, OCD-60 and OCD-80, OCD-20

The burners are identical in every way except name plates. The applicant has filed letters from the companies in whose names the burners are sold, stating that Fluid Heat Division, Anchor Post Products, Inc., of Baltimore, Maryland, manufacture the burners for them.

Inspection and Test

The Committee on Test has investigated this proposal and finds that there is no change in the burner construction, except as noted herein. Present at the investigation were Chief Engineer Leslie V. Huber and John A. Darts.

Recommendation

On the basis of this investigation and the data submitted by the applicant, the Committee on Test recommends that the resolution of June 25, 1935 as amended June 18, 1940 and November 4, 1942 be further amended so that it shall read:

"*Resolved,* that the Board of Standards and Appeals does hereby *approve* the device known as the Fluid Heat (Gun type) Oil Burner, Model P3C, P6B, P9B and P12B for domestic and commercial use, for use with fuel oil not heavier than #3 U. S. Department of Commerce Standards, when installed in accordance with the Oil Burner Rules of the Board of Standards and Appeals and that the burner may be marketed under the names Torrid Heat Model P3C, P6B, P9B and P12B and Westinghouse Models P3C, P6B, P9B and P12B, Sherwood Model BN3, BN6B, BN9B and BN12, also Phillips, Crown, Kwik-Lite, National, Bryant and Sinclair and Pacific, all with similar models and Timken Models OCD-20, OCD-40, OCD-60 and OCD-80, provided each burner bears a label permanently affixed reading: 'Approved by the Board of Standards and appeals for use in New York City under Cal. No. 134-35-SA'."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 25, 1935 in accordance with the above report.

485-39-SM—Vol. II

APPLICANT—United States Gypsum Co., owner.
SUBJECT—Application reopened March 1, 1949—re USG Rocklath Accessories, approval of.
APPEARANCES—
For Applicant: W. W. Bainbridge.
ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (485-39-SM—Vol. II)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 485-39-SM-VOL. II June 27, 1950
Subject: Amendment of Resolution as to change of name of United States Gypsum Company Rocklath accessories and approval of one new clip (combination of two previously approved clips).

United States Gypsum Company requested by letter dated January 14, 1949 that the resolution adopted June 7, 1939 under Cal. 485-39-SM be amended to approve change of name of certain Rocklath accessories (clips) and to approve new clip (combination of two previously approved clips). The case was reopened as Volume II by a vote of the board March 1, 1949.

Purpose

The clips are designed for the purpose of securing USG Company Rocklath gypsum board plaster base through resilient spring construction of the clips to wood studs and joists, metal studs or masonry surfaces. They are part of the Rocklath Resilient System, approved June 7, 1939.

Description

Clip #1, previously approved, is now designated and labeled USG Resilient Rocklath Clip R-1. It is designed for nailing to studs or joists.

Clip #2, previously approved, is now designated and labeled USG Resilient Rocklath Clip R2. It is designed for face nailing to studs or joists and is used where two gypsum boards meet at 90°.

Clip #4, previously approved, is now designated and labeled USG Resilient Rocklath Clip R4. It is designed for nailing to wood studs, joists, or furring members on either of two faces.

Clip #5, previously approved, is now designated and labeled USG Resilient Rocklath Clip R3. It is designed for hooking to ¾" steel channels, especially for hung ceilings.

Clip W22, previously approved, is now designated and labeled USG Bridjoint Clip B1 and is used to keep adjacent Rocklath boards in the same plane.

Clip W33, previously approved, is now designated and labeled USG Bridjoint Clip B2 and is used to join Rocklath boards at corners and angles.

The new clip, designated Rocklath Resilient Clip R5, which is assembled by welding the B1 Bridjoint Clip (previously approved as W22 under Cal. 485-39-SM June 7, 1939) for prongs to the resilient spring and base of clip #500 (approved under Cal. 257-39-SM) to provide for the resilient attachment of Rocklath gypsum board plaster base to masonry and gypsum block wall construction.

Inspection and Test

Samples of the new designated clips were compared with the clips previously approved under different nomenclature and were found to comply with design and weight of metal.

The new clip R5 was compared with the two component clips of which it is a combination and found to comply in weight and design.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 7, 1939 under Cal. 485-39-SM be amended so as to approve change of names of clips as herein described. The Committee further recommends the approval of Clip R5 on condition that the requirements of the resolution adopted under Cal. 485-39-SM on June 7, 1939 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 7, 1939 in accordance with the above report.

938-39-SM

APPLICANT—MacAndrews and Forbes Company, owner.

SUBJECT—Lockaire (board form rigid building insulation); (reopened May 2, 1950 re amendment of resolution to include ½ inch in thickness Lockaire Insulation Board).

APPEARANCES—
For Applicant: H. W. Piquet.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (938-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 938-39-SM January 26, 1950

Subject: Amendment of resolution to include ½ inch in thickness Lockaire Insulation Board.

MacAndrews and Forbes Company, Camden, New Jersey requested by letter, dated April 10, 1950 that the resolution adopted September 26, 1939 and amended April 2, 1940 under Cal. 938-39-SM be reopened and amended so as to include ½ inch in thickness Lockaire Insulation board. The case was reopened by a vote of the Board May 2, 1950.

Purpose

This material is to be used in lieu of wood sheathing as provided for in C26-538.O.b Administrative Building Code.

Description

The material is the same material as approved by the Board September 26, 1939 under Cal. 938-39-SM, except that the thickness has been reduced from 25/32, as previously approved to ½" thickness.

Inspection and Test

The plant of the applicant at Camden, New Jersey was inspected by Comm. E. W. Kleinert, Committee on Test and H. W. Piquet, representing the applicant. Sample boards were marked and racking tests were performed at Manhattan College in the presence of J. A. Darts, Engineering Division and H. W. Piquet, representing the applicant.

The building frame to which the boards was fastened consisted of an 8 ft. by 8 ft. wood frame consisting of 2" x 4" wood studs (16 inch on centers). A sill of 2" x 4" and a plate 2" x 4" both being 8'-0" long. Two frames were constructed as noted above; Frame A had a 2" x 4" corner brace making an angle of 60° with horizontal. The first three studs were cut to accommodate the corner brace and toe nailed to it.

Frame B had a 1" x 4" let in brace making an angle of 45° with the horizontal. The studs were notched to let in the brace.

The sheathing was attached to the frame with 1½" galvanized roofing nails spaced 6 inch on centers on intermediate studs and 3 inch on centers on edges of the sheathing board.

Results of the test were as follows:

Frame A:
Ultimate Load—7345 pounds
Displacement—3.30 inches
Vertical Displacement—
Top of panel—1 inch
Center of panel—1⅛ in.
Bottom—1 inch

At release of load, the panel had a permanent set of 1.52 inches.

Failure was caused by pulling of the nails from the sheathing and the splitting of the sill.

Frame B:
Ultimate Load—7345 pounds
Displacement—1.35 inches
Vertical Displacement—
Top of panel ⅜ in.
Center of panel ⅜ in.

Failure was caused by splitting of the 1" x 4" let in brace which ripped the sheathing from the frame.

The complete roport of the test at Manhattan College is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adapted September 26, 1939 under Cal. 938-39-SM be amended so as to permit the use of Lockaire Insulation Boards, in ½ inch thickness, as provided for in C26-538.O.b Administrative Building Code on condition that the wood frame shall be braced with bracing as described herein and the sheathing nailed to the studs as herein specified, further that the requirements of the resolution adopted September 26, 1939 under Cal. 938-39-SM be complied with.

(Sgd). EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 26, 1939 in accordance with the above report.

MINUTES

1379-39-SM

APPLICANT—Nailable Cinder Block Corporation, owner.
SUBJECT—Nailable Cinder Concrete Blocks (reopened June 16, 1950—re amendment of resolution to include additional size blocks).
APPEARANCES—
For Applicant: Henry C. Quaritius, Jr.
ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (1379-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1379-39-SM June 26, 1950
Subject: Amendment of resolution to include additional size blocks.

Nailable Cinder Block Corporation, Brooklyn, New York requested by letter dated May 19, 1950 that resolution adopted February 25, 1947 and amended April 18, 1950 under Cal. 1379-39-SM be amended so as to include additional size blocks. The case was reopened by a vote of the Board June 13, 1950.

Purpose

These blocks are to be used in masonry construction.

Description

These blocks, 4″ x 8″ x 16″, 8″ x 8″ x 16″ and 6″ x 9″ x 16″ Hollow Load Bearing Cinder with furring strip molded on as an integral part of the block and 8″ x 8″ x 18″ and 12″ x 8″ x 16″ Solid Load Bearing Cinder Blocks are made of the same mix and on the same machine as the cinder blocks approved February 25, 1947 and April 18, 1950 under Cal. 1379-39-SM.

Inspection and Test

The plant of the applicant was inspected and sample blocks were identified and marked. Tests conducted at Haller Testing Laboratory in accordance with the requirements of C26-309.0 and the Concrete Masonry Rules of the Board.

Results were as follows:

1. 4″ x 8″ x 16″—3 Cell Hollow Cinder.
   Gross Area—60.3 sq. inches.
   Average Compressive strength—1055 p.s.i.
   Absorption—Not required as this block is to be used as a back-up block.
2. 6″ x 7¼″ x 8⅞″ x 16″—3 Cell Hollow Cinder.
   Gross Area—89.8 sq. inches.
   Average compressive strength—1374 p.s.i.
   Absorption—Not required as this block is to be used as a back-up block.
3. 8″ x 8″ x 16″—3 Cell Hollow Cinder.
   Gross Area—123.9 sq. inches.
   Average compressive strength—1077 p.s.i.
   Absorption—12.7 lbs. per cu. foot of concrete.
4. 8″ x 8″ x 16″—75% Solid Load Bearing Cinder.
   Gross Area—136.0 sq. in.
   Average compressive strength 1500 p.s.i.
   Absorption—11 lbs. per cu. foot of concrete.
5. 12″ x 8″ x 16″—75% Solid Load Bearing Cinder.
   Gross Area—183.7 sq. in.
   Average compressive strength—1622 p.s.i.
   Absorption—11.0 lbs. per cu. foot of concrete.
6. 4″ x 8″ x 18″—3 Cell Concrete.
   Gross Area—66.1 sq. inches.
   Average compressive strength—1094 p.s.i.
   Absorption, not required as this block is to be used as a back-up block.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the resolution adopted February 25, 1947 and amended April 18, 1950 under Cal. 1379-39-SM be amended so as to include the additional size cinder and concrete blocks as described above on condition that the requirements of the resolution adopted February 25, 1947 under Cal. 1379-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 25, 1947 in accordance with the above report.

348-40-SM

APPLICANT—Leon S. Poll, for Paragon Products, Incorporated, owner.
SUBJECT—Paragon Sand-Lime Brick, approval of.
APPEARANCES—
For Applicant: Joseph Platzker.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (348-40-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 348-40-SM. June 20, 1950
Subject: Paragon Sand Lime Brick, approval of.

Leon S. Poll for Paragon Products, Incorporated, filed April 5, 1940, an application with the Board of Standards and Appeals for approval of the material known as Paragon Sand Lime Brick, under the provisions of C26-26.0 and C26-307.a Administrative Code.

Purpose

The brick is to be used in masonry construction as provided in C26-307.0.a.

Description

The brick is manufactured at the applicant's plant at South River, New Jersey.

The mix is designed on the basis of volumes—3 parts of sand—1 part of lime; powdered silica to the amount of 1/40 of the amount of sand and cement to the amount of 1/20 of the amount of sand.

The bricks are then moulded on a C. Lucke Silenburg brick machine and subjected to a pressure of 40,000 p.s.i. There are four such machines in operation at the plant. After forming the bricks are put in a kiln where they are subjected to high pressure steam for fourteen hours. The bricks are then removed from the kiln and stock piled.

Inspection and Test

The plant of the applicant, at South River, New Jersey, was inspected April 13, 1950 by Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and L. S. Poll and J. Platzker, representing the applicant. Sample bricks were identified and marked.

Modulus of Rupture and Compression tests were performed in accordance with the requirements of C26-307.0.a. In addition absorption and 51 cycles of freeze and thaw tests were conducted.

Results were as follows:

Jumbo Brick:

Modulus of rupture — 628 p.s.i.
Compression — 2700 p.s.i.

The results of these two tests show that the Jumbo brick meets the requirement of C26-307.0.a.

The absorption test, which is not required under C26-307.0.a shows 16.2%.

The freeze-thaw after 51 cycles showed a loss of 3.8% which is .8% in excess of the per cent allowed under ASTM C67 44. Bricks frozen to 0° F. at geometrical center.

Regular Brick:

Modulus of Rupture — 660 p.s.i.
Compression — 2876 p.s.i.

The results of these two tests show that the Regular brick meets the requirement of C26-307.0.a.

The absorption test, which is not required under C26-307.0.a shows 14.8%.

The freeze-thaw after 51 cycles showed a loss of 4.3% which is 1.3% in excess of the per cent allowed under ASTM C67-44. Bricks frozen to 0° F. at geometrical center.

Comparative Compression Tests were made on half brick before freeze-thaw and after the freeze-thaw. Results showed that the brick was stronger after the freeze-thaw than before.

Jumbo brick:

Sample No.	Before Freeze Thaw	After Freeze Thaw
4	2980 p.s.i.	3350 p.s.i.
5	2320 p.s.i.	2330 p.s.i.

Regular brick:

D	3320 p.s.i.	4780 p.s.i.
E	3120 p.s.i.	4000 p.s.i.

These results seem to justify the statement of the Laboratory that more than 50% of the loss in weight was due to handling during test rather than to the effect of freezing and thawing.

The tests were performed at Manhattan College under the supervision of Prof. D. J. O'Connell assisted by Prof. S. McInerney.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Paragon Sand Lime Brick when manufactured of materials as herein described as meeting the requirements of C26-307.0.a as a class B brick which is described as a brick intended for use where exposed to temperature below freezing but unlikely to be saturated with water, on condition that each bill of material, bill of lading or invoice shall be stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 348-40-SM."

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

808-46-SM

APPLICANT—Sargent Building Specialties, Inc., owner.

SUBJECT—Application reopened February 28, 1950—re amendment of resolution — re Sargent Incinerator Hopper Door, No. 5, Flush Type (previously approved).

APPEARANCES—
For Applicant: Edward A. Sargent.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (808-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 27, 1950

Re: Cal. 808-46-SM

Subject: Amendment of resolution as to change of construction of hopper door.

Sargent Building Specialties, Inc., Arlington, New Jersey requested by letter dated February 10, 1950 that the resolution adopted May 4, 1948 under Cal. 808-46-SM be amended so as to approve an additional design on the hopper door. The case was reopened by a vote of the Board February 28, 1950.

Purpose

The new design consists of a different means of counterweighting the door and a change in the gauge thickness of the scoop.

Description

Basically, the hopper door is the same as that previously approved by the Board May 4, 1948, under Cal. 808-46-SM. The changes consist of making the Hopper buck more substantial. The cast iron bottom plate has been discarded and is now cast integrally with the Hopper Buck which eliminates one piece of the assembly. The chute and insulation remain the same as in the unit previously approved.

The scoop is provided with a heat resistant spring in order to make the door self closing. The scoop may also be provided with a counterweight so as to close when released.

Inspection and Test

A Sargent Incinerator Hopper Door was inspected and tested at the Protexol Testing Laboratory, Kenilworth, New Jersey. Present at the test were J. A. Darts, Engineering Division, Committee on Test and E. D. Sargent, representing the applicant and R. C. Bastress, C. F. Hartman and H. Vettel of the Laboratory.

The purpose of the test was to determine the fire resistant performance of a hopper door designed for the protection of openings in the enclosing walls of combined flues and chutes of non-fuel fired rubbish and garbage incinerators, in accordance with C26-701.b.3 Administrative Building Code, when subjected to the one-hour fire and hose stream test for opening protective assemblies prescribed in C26-610.0 and C26-586.0.

The door successfully withstood the fire and hose stream test. A record of the test is on file with the application.

On the completion of the test, the spring for closing the door, was removed and was checked to see if the fire test had killed the heat resistant properties of the steel spring. The actual spring tested is on file with and is part of the record.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the resolution adopted May 4, 1948 under Cal. 808-46-SM be amended so as to permit the additional design of the Sargent Hopper Door using either a heat resistant spring, of the same temper as tested, or a counterweight for the closing mechanism; on condition that the requirements of the resolution adopted May 4, 1948 under Cal. 808-46-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 4, 1948 in accordance with the above report.

MINUTES

216-47-SA

APPLICANT—Bowser Inc., Incinerator Division, owner.

SUBJECT—Incinor (Incinerator) Model S-2, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (216-47-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTE ON TEST

Re: Cal. No. 216-47-SA June 26, 1950

Subject: Incinor (Incinerator) Model S-2, approval of.

Bowser Inc., Incineration Division of Cairo, Illinois filed, March 6, 1947, an application with the Board of Standards and Appeals for approval of Incinor (Incinerator) Model S-2 under the provisions of C26-178.0 and Article 12 Administrative Building Code.

Purpose

The Model S2 Incinor is a self contained type of incinerator designed for residential use for the dehydration of moist refuse and the rapid consumption of the refuse. The capacity of the model S2 is two bushels.

Description

The outer shell is made of sheet steel ranging in thickness from No. 16 to No. 22 gauge. The inner shell is of No. 16 gauge galvanized sheet steel. The fire port cover and combustion flue are a casting in order to permit expansion and contraction. The ash pan is of lead coated sheet steel in order that it may be acid and corrosion resistant.

The overall size of the unit is 34" high by 22" wide with a feed door opening of 11½" by 11½".

The Model S2 is equipped with a torch type gas burner having a rated imput of 18,000 BTU per hour. The unit is equipped with a Baso thermocouple for automatic shut off. When the total refuse load consists of 60% or more of self burning materals such as paper, rags and other materials of like nature the use of the gas burner will normally be unnecessary.

Inspection and Test

The device was inspected and tested in operation at Irwin Sanitarium Farmer Boulevard and Ilion Avenue, Long Island on June 21, 1948. Present at the inspection were Chief Engr. L. V. Huber and J. A. Darts Engineering Division, Committee on Test and K. F. Damon representing the applicant. The device functioned as designed. This device has been approved by the American Gas Association Certificate 7-9.021 dated August 1, 1946.

Recommendation

On the basis of the inspection and test and the data filed with the application, the Committee on Test recommends the approval of the Incinor (Incinerator). Model S2 for voluntary use in New York City when installed in accordance with the provisions of Article 12 Administrative Building Code and this report provided that the device shall be connected to a legal chimney with not less than a 6 inch diameter flue and that a one half inch pipe connection to the gas service be maintained and provided further that the device bear a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 216-47-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

718-47-SM

APPLICANT—Parkway Cinder and Cement Block Co., owner.

SUBJECT—Parkway Cinder and Cement Blocks, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (718-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTE ON TEST

October 18, 1949

Re: Cal. No. 718-47-SM.

Subject: Parkway Cinder and Cement Blocks, Approval of.

The Parkway Cinder and Cement Block Company filed July 29, 1947, an application with the Board of Standards and Appeals under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code for approval of Parkway Cinder and Cement Blocks.

Description

These blocks are made in sizes 8 x 8 x 18, LB Hollow Cement and 8 x 12 x 16 LB Hollow Cinder and 8 x 12 x 16 LB H Cement and are composed of one part of volume of approved Portland cement and 12 parts by volume of cinders and sand; 5 to 7 gallons of water are added to the mix, depending on the moisture in the aggregate. The cement, sand and cinders are measured and mixed in a Gravely machine; water is metered and added, during mixing. The blocks are then made in a Gravely block machine. The blocks are then stored in an enclosed space for 24 hours and then stored in the open for 26 days before being used. Samples were identified by Comm. Edwin W. Kleinert, Chief Engineer Leslie V. Huber of the Committee on Test on August 27, 1947 and November 8, 1948 compression and absorption tests were made at Polytechnic Institute, Brooklyn, and at Haller Testing Laboratories on September 12, 1949, of these blocks in accordance with the requirements of C26-309.0 of the Administrative Building Code. The methods of test were those prescribed by C26-326.0 Administrative Building Code.

The results of tests were as follows:

Average compression strength of the 8" x 12" x 16" Hollow Concrete LB units—1260 p.s.i.—absorption 8.9%
Average compression strength of the 8" x 8" x 18" Hollow Cement LB blocks—1425 p.s.i.—absorption 7.13%
Average compression strength of the 8" x 12" x 16" Hollow Cinder block—782 p.s.i.—absorption 12.98%

Recommendation

On the basis of the foregoing data the Committee on Test recommends the approval of the Parkway Cinder and Cement Block Co.'s size 8" x 8" x 18" LBH Cement, 8" x 12" x 16" LBH Cinder and 8" x 12" x 16" LBH Cement (as manufactured as herein set forth at the applicant's plant) pursuant to Section C26-191.0 for use under C26-309.0 and the Rules of the Board for use in load bearing and non-load bearing masonry, as provided in sub. Article 4, of Art. 9 of Chapter 26, Administrative Building Code. The approval is recommended on the following conditions:

1. That these units be manufactured according to the same specifications as herein set forth.

2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.

3. That these units be marked as required by Rules 8.1, 8.2 and 8.4.

4. That Rule 8.5 be complied with.

5. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board and accepted before the approval becomes effective.

6. That quarterly test reports of compression for not less than three representative samples of each size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.

7. That only approved aggregates shall be used.

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

450-48-SM

APPLICANT—Great Lakes Carbon Corporation, owner.

SUBJECT—Permalite Plaster (Fireproofing for steel columns), approval of (reopened February 15, 1950).

APPEARANCES—

For Applicant: Harry E. Lewis.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (450-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 26, 1950

Re: Cal. 450-48-SM.

Subject: Permalite Plaster (Fireproofing for steel columns), approval of.

Great Lakes Carbon Corporation, New York, filed May 17, 1948 an application with the Board of Standards and Appeals for approval of the material known as Permalite Plaster (fireproofing of steel columns) under the pertinent sections contained in Article 4 and Article 11 Administrative Building Code. The case was withdrawn July 22, 1949 at the request of the applicant due to Local Laws 708, 730, 731, 732, 733, 734, 735 and 736 of 1949 pending in the City Council. The case was reopened and restored to the docket, February 15, 1950 at the request of the applicant due to the adoption of the above-mentioned Local Laws.

Purpose

Permalite Plaster on metal lath is intended for use as fire protection on vertical structural steel interior building members.

Description

Permalite, an aggregate taking the place of sand in gypsum plaster, was approved by the Board February 7, 1950 under Cal. 776-49-SM, as meeting the requirements of C26-113.1; C26-312.0.h, C26-463.0; C26-464.0.2.3 and C26-466.2 Administrative Building Code and this material was used as a substitute for sand in gypsum plaster in the fire test.

Inspection and Test

The material was tested at the Underwriters Laboratory April 24, 1950, in the presence of Commissioner E. W. Kleinert and Deputy Chief T. P. Guinee, Committee on Test and F. G. Poeter, representing the applicant. The test was conducted in accordance with the requirements of C26-579 through C26-584.0 and C26-593 through C26-595.0 and C26-599.0 Administrative Building Code.

Material for Test Specimen: The structural steel column consisted of a 49 lb. 10 inch square H beam, 8 ft. 4¼ in. long between concrete caps at the top and bottom ends.

The metal lath used was ⅜ inch diamond metal lath and was in sheets approximately 27½ inches wide and 96 inches long of No. 24 USS gauge steel weighing approximately 3.4 lbs per square yard.

The corner beads consisted of No. 26 USS gauge steel with flanges 1 inch wide, perforation with ½ inch diameter and with the corner forming a ⅛ inch diameter bead.

The tie wire for securing the lath in position was No. 18 USS gauge soft iron.

The spacers consisted of angles 4 inches by 4 inches by 1½ inches cut from the ⅜ diamond metal lath.

The cornerites were of 7 inch wide strips of ⅜ inch diamond mesh lath bent into 4 by 3 inch right angles.

Application of Lath—The metal lath formed approximately a 12½ in. square cage which was placed around the column spaced 1¼ in. from the steel column by means of metal lath spacers and secured with tie wires spaced 4 to 9 in. apart. The lath lapped approximately 2 to 12 in. along the vertical joints and 3 to 5 in. at the horiontal joints.

At the top, the metal lath cornerites joined the lath to the concrete and were wired to the lath and nailed to the cap. These cornerites extended approximately to the full width of the cap.

The corner beads were mounted at each corner extending the full height of the column, less approximately ½ in. from the top. The beads were so located as to provide approximately 1½ in. thickness of plaster from the face of the lath.

Application of Plaster—The plaster was applied in three coats and consisted of perlite plaster aggregate and fibered gypsum plaster in the scratch and brown coat and hydrated finished lime and gauging plaster for the finish or "white" coat in the following proportions:

Scratch coat—2 cu. ft. perlite to 100 lb. gypsum.
Brown coat—3 cu. ft. perlite to 100 lb. gypsum.
Finish (white) coat consisted of three parts of quick hydrated lime to one part of half quick-setting and half slow-setting gauging plaster by volume.

The plaster was applied to the lath in thickness of 1½ in. from the faces of the lath. During the application of the scratch coat, special effort was made to fill the spaces behind the corner beads and the spaces between the lath and the flanged faces of the column and also to provide as much back plaster as would cling to the sides facing the web. The brown coat was applied about 2 hours after the scratch coat was completed. The white coat, approximately 1/16 in. thick, was applied on the third day following the application of the brown coat.

Fire Test:

The column was subjected to the fire test in accordance with the Standard Time—Temperature Curve. A full report of the test is on file with the application and is part of the record. This report is Underwriters Laboratories Report, Retardant 3187-3 Application No. 50C377.

The outside dimensions of the tested column was 15½ inches square, 8 feet inches were protected by on metal lath. The upper 8 feet of the column was exposed to the furnace fire. The bottom portion of the column was imbedded in the furnace floor.

The column was not loaded and was therefore free to expand or deflect in any direction except that the metal lath and cement were restrained from longitudinal expan-

sion greater than the steel column by the restraint offered by the concrete caps at the top and bottom ends.

Results of Fire Test:

The temperature end of 925° F. average as required under C26-599.1 was reached at 4 hours, the average temperature was 744° F. and the individual maximum was 762° F.

The cracks that developed extended, in a few cases, through the thickness of the plaster.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Permalite Plaster (fireproofing for steel columns) of a mix as herein described, under the provisions of C26-191.0 for use as a fire resistive material for the protection of structural steel columns as required in C26-240.0 and C26-241.0. Approval is also recommended under C26-612.0 (Protection of lugs, wind bracing and brackets) C26-618.0 (Protection of trusses) and C26-613.0 (Protection of Fire Resistive Covering) on condition that the metal lath, tie wire, bands, clips and of a mix as herein described, shall be as described herein and that the Permalite Plaster of a mix as herein described shall be applied to a minimum thickness of 1½" finish plaster on 1¼" back plaster (total 2¾" over flanges and 2½" opposite column web), and further that each bag or container of Permalite Plaster Cement be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under 450-48-SM."

EDWIN W. KLEINERT,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief, Fire Dept.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

89-49-SA

APPLICANT—J. A. Flynn, for Todd Shipyards Corp. (Combustion Equipment Division), owner.
SUBJECT—Todd Safety Arrangement for Below Water Line Oil Preheater, approval of.
APPEARANCES—
For Applicant: J. A. Flynn and J. F. Haynes.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (89-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 89-49-SA June 29, 1950
Subject: Todd Safety Arrangement for Below Water Line Oil Heating, approval of.

J. A. Flynn for Todd Shipyards Corporation (Combustion Equipment Division) filed Februaray 7, 1949 and application with the Board of Standards and Appeals for approval of the device known as the Todd Safety Arrangement for Below Water Line Oil Preheater, under the provisions of the Oil Burner Rules of the Board.

Purpose

The purpose of this device is to detect the presence of fuel oil in the boiler water space of a below water line type fuel oil preheater and after its detection to prevent the transfer of the fuel oil from the boiler water space of the below the water line fuel oil heater to the inside steam or water space of the boiler.

Description

The below the water line fuel preheater consists of an internal cylindrical baffle in which there are three openings in the top, one at each end and one in the center. One additional opening is provided in the bottom side of this internal baffle located at the opposite end from the boiler water inlet to the below the water line fuel oil heater.

Surrounding the tube bundle and internal baffle is the steel shell of the heater having an internal diameter such that there is an annular space between it and the cylindrical baffle of at least one inch. On the bottom side of the heater shell and at the same end as the boiler water inlet connection is located the tapping for the boiler water return piping.

On the top side of the shell and running the full length so as to encompass the three openings in the top side of the cylindrical baffle is located a common housing, which acts as a fuel oil trap. This arrangement acts to aid the rapid accumulation of leaking fuel oil regardless of where within the heater the leaking may occur and eliminate the necessity of installing a below the water line fuel oil heater absolutely level. The common housing is so constructed and arranged that any leaking oil into the water space of the below the water line fuel heater will rise directly into the fuel oil trap or passing through the annular space will be conducted into the common housing and proceed along its inclined surfaces to the center point at which location is installed the fuel oil detector.

The fuel oil detector consists of an arrangment which combines a probe circuit and a transformer in a unique manner to operate a direct current relay circuit to eliminate chatter, increase contact pressure, and make possible the use of the low alternating current voltages in the probe circuit (thereby eliminating the problem of electrolysis). Closure of the probe circuit through the water alters the magnetic field of the transformer in such a way that current is generated in the rectifier relay circuit energizing the relay. This instrument when used in conjunction with a suitable relay can be made to perform several functions automatically, such as ringing an alarm bell and/or showing a red warning light in one or more strategic locations, and stopping the flow of fuel oil to the below the water line fuel oil heater.

The fuel oil flow to the below the water line fuel oil heater can be interrupted by either stopping the fuel oil pump or closing an electric solenoid type valve in the fuel oil supply line to the below the water line fuel oil heater.

The accumulation of the leaking fuel oil immediately comes in contact with the detecting surfaces of the conductivity probe and indication of the presence of the fuel oil is received. The conductivity probe fitting is provided with an equalizing connection from which a pipe line is connected to any existing tapping such a pressuretrol connection in the upper steam spaces of the boiler, the purpose of the equalizing lines being to vent the accumulation of entrained air and maintain a water level in the Todd Safety Arrangement, the same as the water level in the boiler under all operating conditions of pressure or vacuum.

As mentioned beforehand, openings are made from both ends and the center of the top side of the cylindrical baffle, and it is here that any possible oil leakage into the shell of the heater collects immediately. In the specially designed oil trap of the Todd Safety Arrangement, the conductivity probe is located and the air vent connection continually keeps the recesses of these spaces void of air, thereby assuring that they are absolutely filled with water. The fuel oil collection around the probe displaces the water and being a nonconductor alters the current flow through the probe circuit, thereby deenergizing the relay.

A feature of this device is that a failure of electrical service will produce the same reaction as the presence of fuel oil in the below the water line fuel oil heater interrupting the oil flow until service is restored.

By means of the shut-off valves in both the hot water

supply and return lines, the below the water line fuel oil heater can be isolated from the boiler should a fuel oil leak occur. This would be both desirable and necessary because after a below the water line fuel oil heater has shown the presence of a leak, the boiler will be shut down automatically as mentioned above. Before the fuel oil burning system for the boiler can again be placed in service, the below the water line fuel oil heater would have to be removed and either replaced or repaired and the Todd oil detector (conductivity probe) should be thoroughly cleaned of all fuel oil and other foreign matter that may have accumulated during its operation.

Detector (Conductivity Probe)—1½" male I.P.S. bronze mounting (250# max. at 300 deg. F.) with stainless steel probe. In weatherproof pressed steel housing. Available for 115 or 230 volt, 50/60 cycle, A.C. supply. Total power consumption ½ watt. Relay: singlepole, double-throw. Maximum current rating, 2 amps. at 115 volt, 1 amp. at 230 volts, A.C. (Arc suppression is supplied on both contacts for increased contact life). If alarm is a signal lamp, it should not exceed 60 watts.

Inspection and Test

The device was inspected and tested April 6, 1949. Present at the test were Comm. E. W. Kleinert and Chief Engr. L. V. Huber, Committee on Test and J. A. Flynn, J. F. Haynes and M. Hogan representing the applicant. The device functioned as designed in a reasonable length of time and when the oil covered the probe the entire system ceased operation; the burner, fan and oil pump motor; and a visual and audible alarm was also given.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Todd Safety Arrangement for Below the Water Line Oil Preheaters as it is of the opinion that this device is a positive means for preventing the injection of fuel oil into the boiler as any oil entering the heating medium in the preheater will deenergize the relay thereby stopping the burner, fan and oil pump motor and give a visual and audible alarm.

The Committee further recommends that Arrangement, Indicator Safety Control, Electrical Connections comply with Dwgs. 1, 2, 3 and 4 on file with and which are part of the record, and further that each below the water line Fuel Oil Preheater, equipped with Todd Safety Arrangement bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 89-49-SA."

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

516-49-SA

APPLICANT—The Lennox Furnace Company, owner.

SUBJECT — Lennox Gas Fired Gravity Heating Unit, Models GT1-54 and GT1-70, approval of.

APPEARANCES—
For Application: Irving T. Hecht.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (516-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 516-49-SA June 19, 1950

Subject: Lennox Gas Fired Heating Unit—Models Nos. GT1-54 and GT1-70, approval of.

The Lennox Furnace Company of Syracuse, New York, filed July 1, 1949, an application with the Board of Standards and Appeals, an application for approval of the Lennox Gas Fired Heating Unit—Models Nos. GT1-54 and GT1-70 under the provisions of C26-178.0b and C26-690.0 and C26-697.0 Administrative Building Code.

Purpose

This appliance is a cabinet type gas fired heater intended for use either as a vented wall circulator or a gravity warm air furnace.

Description

These are gas-fired furances intended primarily for use in dwellings. The units consist of a furnace equipped with an automatically operated gas burner fan and limit controls gas shut-off valve, gas safety pilot control, motor driven air circulating blower outlet box necessary wiring circuits arranged for assembly as a complete unit and equipped with air filters.

Its heat exchanger is constructed of No. 18 gauge sheet steel, die formed and welded at all seams. The burners are of cast iron, solid port construction and are set in individual burner openings in the bottom of the heat exchanger. The several burners are ignited simultaneously by a single pilot on a crossover arrangement.

The cabinet of this appliance is formed of No. 24 gauge sheet steel with a baked enamel finish on its exterior surface and an aluminum prime coat on all interior surfaces. This cabinet is equipped with an inner liner of steel or aluminum sheet construction secured to, and about ½ inch inside, the cabinet and surrounding the heat exchanger from bottom to top. The weight of the heat exchanger and burner assembly is borne at the base of the unit and it is supported within the cabinet by means of bolting. Permanent grille openings are furnished in the front for combustion and diverter air. A complement of No. 22 gauge, louvred, warm air circulating grilles is furnished with each appliance sufficient in size and quantity to keep the temperature rise at all points below 200° F. The models differ as to input and output; GT1-54 has an input 54000 BTUS and an output of 70000, Model GT1-70 has an input of 70000, and an output of 52500. The cabinet height of GT1-54 and GT1-70 is 84 inches, depth 19 inches, the width of GT1-54 is 19 inches, GT1-70 is 24 9/16 inches

Inspection and Test

This appliance was inspected and tested at 26-27 Jackson Avenue, Long Island City. Present at the inspection and test were Chief Engineer Leslie V. Huber, of the Committee on Test, Alan Burns, Irving T. Hecht and James F. Lynne, representing the applicant. The furnace was found to operate without flare backs or gas leakage and the controls functioned as designed. The appliance has been approved by the American Gas Association, Inc., Certificate #2 (1054.2.0 and 2.1.001) and the Underwriters' Laboratories MH-4097, 49C100BA.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Lennox Gas Fired Heating Unit, Models GT1-54 and GT1-70 when installed and operated in accordance with this report and the provisions of C26-690 and C26-697 of the Administrative Building Code, on condition the appliance bears a label permanently affixed reading:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 516-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, *on condition* that the appliance shall not be used in explosive atmospheres, and in accordance with the above report.

590-49-SA

APPLICANT — Minneapolis-Honeywell Regulator Co., owner.

SUBJECT—Minneapolis-Honeywell Reg. Co. Flame Detector Relay, Type R7009A; Minneapolis-Honeywell Reg. Co. Industrial Photocell Mount, Type C7003A; Minneapolis-Honeywell Reg. Co. Flame Rectifier, Type C7004B (pilot or main flame check on industrial oil burners), approval of.

APPEARANCES—

For Applicant: Frederick J. Petersen.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (590-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 590-49-SA. June 19, 1950

Subject: Minneapolis-Honeywell Re. Company Flame Detector Relay, Type R7009A, Industrial Photocell Mount Type C70003A, Flame Rectifier Type C7004B (pilot or mainflame check on industrial oil burners), approval of.

The Minneapolis-Honeywell Regulator Company, filed July 6, 1949, an application with the Board of Standards and Appeals for approval of the Minneapolis-Honeywell Regulator Company Flame Detector Relay Type R7009A; Minneapolis-Honeywell Regulator Company Industrial Photo Cell Mount, Type C7003A, Minneapolis Regulator Company Flame Rectifier Type C7004B (Pilot or mainflame check on Industrial Oil Burners).

Purpose

Combustion Safety Flame control devices for oil burner.

Description

The Type R7009A is an electronic relay for use with a photocell or flame electrode (or both) as a combustion safety control. It is adapted for use with the R161A or the R161B Protecto-relay, wherever the control sequence of the Protectorelay is suited to the application. Either of these relays when used with the R7009A assures a safe start on each cycle.

The Type R7009A incorporates a sensitive electronic network which responds to the flow of a small rectified current through the photocell in the presence of flame, or from the flame electrode through the flame, by energizing an enclosed relay unit. The relay contacts provide switching of one S.P.S.T. control circuit (normally open) and one S.P.D.T. circuit.

With the R7009A and a suitable Protectorelay, a photocell is used to sense the main flame of an industrial oil burner, and a flame electrode to prove the pilot flame before the oil valve is permitted to open. With direct ignition or standing pilot, or where pilot flame protection is not required, the photocell may be used alone to prove the main flame.

The C7003A Photocell Mount is a flame-sensing element for use in electronic combustion safeguard control circuits, with the R7009A Flame Detector Relay or similar devices. It is suitable for use on commercial or industrial oil burner applications where the photocell cannot be mounted in the oil burner blast tube, in that it is applicable to proving luminous flames.

This unit has a finned adapter with a 2-inch female pipe thread to permit isolating it from the heat of the burner and the furnace wall. The fins provide maximum cooling and minimum heat conductance to the photocell. A slide glass easily removable for cleaning and a fixed glass lens are provided to minimize the radiant heat effect on the photocell. The adapter is also provided with a tappered pipe inlet for pressure ventilation where extremely high ambient temperature conditions are experienced.

The unit is provided with a ground switch that automatically grounds out the Protectorelay circuit when the photocell mount cover is removed, to insure against any false indication from outside light sources when the photocell is being inspected or exchanged. Maximum ambient temperature at photocell 165° F.

The C7004B Flame Rectifier is a flame-sensing element for use on oil or gas fired applications in conjunction with electronic combustion safeguard control systems. It may be used with the R7009A Flame Detector Relay for supervising the gas pilot used to ignite the flame on industrial horizontal rotary oil burners. It may also be used with the R180A or R180B Protectorelay for checking the gas pilot and main burner flame on gas fired installations. The R180A is used for standing pilot applications, and the R180B where the pilot is automatically established for each burner operation.

The C7004B has an adapter with a 2-inch pipe thread connection. The C7004B is provided with a chuck for the flame electrode which permits removal of the electrode by drawing it through the mounting head. This eliminates the necessity of removing the electrode from inside the burner and also permits easy adjustment.

Inspection and Test

These devices were inspected and tested by the Committee on Test at 164 Bergen Street, Brooklyn and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Fred J. Peterson, William Fay and B. U. Franklin, representing the applicant. These appliances have been approved by the Underwriters' Laboratories, Incorporated; under File MP 268 B.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Minneapolis-Honeywell Regulator Company Flame Detector Relay Type R7009A, Minneapolis-Honeywell Regulator Company Industrial Photocell Mount Type C7003A and Minneapolis-Honeywell Regulator Company Flame Rectifier Type C7004B (Pilot or main flame check on Industrial Oil Burner) when installed and operated in accordance with this report and with the requirements of the Oil Burner Rules of the Board of Standards and Appeals, and the Electrical Code of the City of New York, provided each unit bears a label premanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 590-49-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

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886-49-SA

APPLICANT—Leonard E. Golditch, for Davis Engineering Corporation, owner-manufacturer.

SUBJECT—Paracoil Type EI Fuel Oil Preheater, approval of.

APPEARANCES—
For Applicant Leonard E. Golditch and Reuben Lisson.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (886-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 29, 1950

Re Cal. 886-49-SA

Subject: Paracoil Type EI Fuel Oil Preheater, approval of.

Leonard E. Golditch, for Davis Engineering Corporation, Elizabeth, New Jersey, filed December 14, 1949 an application with the Board of Standards and Appeals for approval of the device known as the Paracoil Type EI Fuel Oil Heater under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose

This oil heater is for installation in connection with a heating boiler for preheating No. 6 oil so that it can be used in an improved oil burner.

Description

The Paracoil Type EI Fuel Oil Heater is essentially the same construction as the Paracoil Preheater approved by the Board April 12, 1949 under Cal. 1097-48-SA but is provided with an electronic detecting system which provides a means of immediately detecting and indicating through the cutting out of the oil burner and a visual and audible alarm of any oil leakage into the boiler water stream resulting from tube failure.

In operation the preheater operates in the conventional manner. The boiler water, the heating medium, passes through the shell of the heater on the outside of the tube and the oil, to be preheated, passes through the tubes.

Electronic Safety Detection System:—

Set on the shell of the heater at the end opposite the boiler water inlet flow connection are two pipe couplings, one on the top and one on the bottom of the shell. These couplings are directly in line with each other and contain the glass bulls eyes forming part of the electronic detecting system.

This electronic safety detection system consists of two elements: one, a light source mounted below the oil preheater and projecting a light beam through the two glass bulls eyes into the second element of the system, a photo electric cell mounted on top of the oil heater shell. There is a clear space through the assembled tubes of the oil preheater through which the light source mentioned above projects its beam directly on to the photo electric unit.

Operation: The electronic safety detection system is so designed as to maintain a closed circuit as long as the beam from the light source is able to pass unimpeded on to the photo electric unit. However, the presence of an opaque substance, such as fuel oil, passing across the light beam, will break this electronic circuit. The locations of the bulls eyes are such that an oil having density lighter than water will rise and accumulate on the bulls eye located at the top of the oil preheater shell, while an oil with density heavier than water will drop and accumulate on the glass bulls eye located at the bottom of the heater shell. A slight accumulation of oil on either top or bottom bulls eyes will reduce the intensity of the light beam sufficiently to actuate the electric cell and break the electrical circuit.

The breaking of this circuit, through electrical relays, is made to accomplish both of the following results:

1. The instantaneous stopping of the oil pump and the flow of the oil through the heater tubes.

2. The ringing of a warning bell, thus giving an audible signal to the operator.

The path of the boiler water, and hence of any fuel oil present therein, is in such direction that it must pass through the light beam on its way to the return connection to the boiler. Hence, it is impossible for any oil that may have found its way into the water circulating system to leave the heater shell without influencing the photo electric circuit, with the consequent results outlined above.

In the event of the failure of any component part of the electronic circuit to function properly, the same result will be achieved, namely, the interruption of the light beams, the shutting down of the oil pump, and the ringing of the alarm bell.

Inspection and Test

A Paracoil Type EI Fuel Oil Preheater was inspected and tested at the plant of the applicant, February 23, 1950. Present at the test were Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test. A. G. Jaeckel, R. Lisson and L. E. Golditch representing the applicant.

An oil injection system was devised so as to observe what would occur inside the shell in the event of a leak of an oil carrying tube.

To simulate a break in an oil tube, eight oil globules, in diameter up to ¼" were injected into the heater. These globules rose vertically and travelled with the circulating water towards the end of the heater containing the light beam.

Within a period of 14 seconds from the time the oil left the injection tube, the first globule of oil reached the electronic beam resulting in the instantaneous and permanent breaking of the electronic circuit; thereby stopping the burner, fan and oil pump motor and giving a visual and audible alarm.

The complete report of the test is on file with, and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Comittee on Test recommends the approval of the Paracoil Type EI Fuel Oil Preheater as it is of the opinion that this device is a positive means for preventing the injection of fuel oil into the boiler as any oil entering into the heating medium in the preheater will break the electronic circuit thereby stopping the burner, fan and oil pump motor and give a visual and audible alarm.

The Committee further recommends that the Piping Arrangement, Details for Electronic Controls and Relation to Heater and Heater Piping and the Schematic Circuit for Photo-Electric Detector be in accordance with Dwgs. 1-18654; 1-18655 and 1-18656 on file with the application, and further that each Paracoil Type EI Fuel Oil Preheater bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 886-49-SA."

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

931-49-SA

APPLICANT—The Capitol Machine Co., owner-manufacturer.

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SUBJECT—Capitol High-Speed Electric Spray-Bake Conveyor (machine sprays and bakes synthetic resin materials on metal parts), approval of.

APPEARANCES—

For Applicant: Howard Taylor.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (931-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 30, 1950

Re: Cal. 931-49-SA.

Subject: Capitol High Speed Electric Spray Bake Conveyor (machine sprays and bakes synthetic resin materials on metal parts), approval of.

Capitol Machine Company, Danbury, Conn., filed December 22, 1949, an application with the Board of Standards and Appeals for approval of the appliance known as the Capitol High-Speed Electric Spray Bake Conveyor, under the Paint Spraying Rules of the Board.

Purpose

This appliance sprays and bakes synthetic resin material on metal parts.

Description

Machine consists of conventional conveyor chain driven by sprockets through a Boston reduction gear, powered with a G.E. explosion-proof ½ H.P., 220 V., 3 phase motor. All wiring on this motor, all other motors and controls on this machine are approved explosion-proof wiring. Conveyor has simple fixtures for mounting work to be sprayed with synthetic resins passing through a water wash spray booth in front of Binks #21-A automatic spray guns, with material supplied from pressure tank #D-5304 ten gallon capacity. The above water wash spray booth discharges the air through a 20″ duct outside and above the roof of the building.

Air pressure supplied by Model E75 Binks regulator which is serviced by a General Controls Model K-10-1, ½″ I.P.S. explosion proof magnetic valve, which is interlocked so that spray guns cannot operate in the absence of the spray booth suction fan and water system operation. Sprayed parts then continue into an air drying section which is hooded where fumes are driven out of the hooded section by a regulated fan which delivers fumes through 12″ ducts to the top of the building. Parts enter furnace at far end of the machine being 15′ or more away from the spray booth. The furnace is heated by 16 Chromolox Model SEF-30 heaters manufactured by E. L. Wiegand Co., Pittsburgh 8, Pa.

The parts are conveyed through this furnace where they are cured and the fumes are carried off by the oven fan and discharged through a 12″ duct as explained before. Parts then pass through the cooling section to the unloading station on table section of machine. There are no flames, torches or sparks in this installation.

The electrical controls are explained as follows: The main control panel with main switch, relay and branch switches, is mounted on the wall outside of the enameling room with rigid explosion proof conduit to the main junction box on the machine. All wiring on the machine is standard explosion proof. A push button explosion proof control switch is placed on the left of the main frame of the spray booth. By pressing the "Start" button, you operate main relay which starts all motors and heating. By pressing the "Stop" button, the magnetic switch is opened and all operation ceases. The temperature is controlled by the use of a Model M Chromolox thermostat, Underwriters Laboratory Approved, which actuates a relay which is mounted on the main control panel. The operation temperature of this furnace will be from 375° to 425° F.

Inspection and Test

The device and plans were examined by Comm. E. W. Kleinert and J. A. Darts, Engineering Division, Committee on Test and was found to comply with the requirements of the Paint Spraying Rules of the Board. The appliance has no flame, torches or sparks in the installation and may be called an "indirect type of oven."

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Capitol High Speed Electric Spray Bake Conveyor (machine sprays and bakes synthetic resin materials on metal parts) when constructed in accordance with this report and the drawings on file with this application and when installed in accordance with the requirements of the Paint Spraying Rules of the Board on condition that each Capitol High Speed Electric Spray Bake Conveyor bears a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 931-49-SA."

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

27-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer, (William W. Bainbridge, agent).

SUBJECT—USG Adjustable Wall Furring Bracket, approval of.

APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (27-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 20, 1950

Re: Cal. 27-50-SM.

Subject: USG Adjustable Wall Furring Bracket, approval of.

The United States Gypsum Company filed January 4, 1950, an application with the Board of Standards and Appeals for approval of the material known as USG Adjustable Wall Furring Bracket under the provisions of C26-88.0, C26-178.0 and C26-460.0.b Administrative Building Code and as a substitute method of fastening under C26-462.0.b Administrative Building Code.

Purpose

The purpose of this bracket is to secure metal furring channels to a wall. Metal lath, gypsum lath or insulating board fiber lath is then fastened to the furring channels and plastered.

Description

The U.S.G. Adjustable Wall Furring Bracket is an angular bracket made from 1″ wide 18 gauge heavily galvanized steel. The leg nailed to the wall is 2″ long 1″ wide and punched with 2 holes for nails. The leg projecting from the wall is 3″ long with one edge having notches in

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the horizontal plane and the opposite edge turned up and having notches in a vertical plane. The notches serve to securely hold in position without slippage the furring channels whether applied horizontally or vertically when wire tied to the Adjustable Furring Bracket.

Any excess length of the projecting leg may be cut off with bolt cutters or bent back out of the way with ordinary lathers wire clippers.

When the brackets are used to support horizontal furring channels to which long length floor to ceiling gypsum board plaster base is applied, there shall be brackets in two rows at the third points in height up to 9′ 0″ and in three rows at the quarter points in heights 9′ 0″ to 12′ 0″. Brackets in each row shall be on not over 36″ centers, and there shall be a bracket within 4″ of the end of each channel or abutting construction.

When the brackets are used to secure vertical furring channels to a wall, the spacing of channels and brackets shall be in accordance with the requirements of C26-460.0.

When used to secure vertical channels to which 16″ x 48″ gypsum board or 18″ x 48″ fibre board lath is applied, the channels shall be on not over 16″ centers, and secured by the brackets spaced vertically in accordance with the bracing requirements of C26-460.0.

Additional brackets as required shall be installed above or below windows, doors and other openings to provide rigid support for the plaster lath.

Inspection and Test

Samples of the bracket were examined at the office of the Board and found to comply with the above description. Present were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and W. W. Bainbridge, representing the applicant. Data was submitted and is on file with the application showing that the holding power of the bracket with ½″ cut nail driven into cinder block was 200 lbs.; with 1½″ concrete stub nail driven into concrete block was 120 lbs. and with ½″ cut nail driven into brick mortar joint was 305 lbs. All figures are the average of 10 or more tests. In use, the plastered lath rests on the metal base or floor and the bracket acts only as a spacer and to provide normal rigidity and carries no load.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the material known as the USG Adjustable Wall Furring Bracket be approved for use in New York City under the provisions of C26-88.0 and C26-460.0.b Administrative Building Code and for use as a substitute method of fastening under C26-462.0.b Administrative Building Code, provided the bracket is manufactured and used as herein described, and further that each container in which the bracket is marketed shall be stamped or labeled: "Approved for use in New York City by the Board of Standards and Appeals under Cal. 27-50-SM," or in lieu thereof each bill of lading, bill of material or invoice shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

47-50-SM

APPLICANT—Yonkers Concrete Products, Inc., owner-manufacturer.

SUBJECT—Yonkers Concrete Products, Inc., Lightweight Concrete Blocks, using Lelite as the aggregate, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (47-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 47-50-SM June 27, 1950

Subject: Yonkers Concrete Products Inc. Lightweight Concrete Blocks using Lelite as the aggregate, approval of.

Yonkers Concrete Products, Inc., Yonkers, New York offered for filing December 12, 1949 an application with the Board of Standards and Appeals for approval of the material known as Yonkers Concrete Products, Inc. Lightweight Concrete Blocks using Lelite as the aggregate under the provisions of C26-309.0 Administrative Buliding Code and the Masonry Rules of the Board. The application was returned to the applicant for corrections and was finally accepted by the Board January 18, 1950.

Purpose

These units are to be used in masonry construction.

Description

The blocks are made in various sizes and the aggregate is Lelite, purchased from Lehigh Coal and Navigation Company. This aggregate was approved by the Board under Cal. 407-48-SM.

The mix consists of 7 parts of Lelite, 45% coarse and 55% fine, to 1 part of Hi-Early Cement. Yonkers City water is used. Equipment consists of Fairbanks Morse Mixer and a Besser Vibrapac. The blocks are cured in steam kilns for 48 hours, then stockpiled in the open air for a minimum of fourteen days.

Inspection and Test

The plant of the applicant at the foot of Ludlow Street, Yonkers, New York was inspected May 17, 1950. Present at the inspection were J. A. Darts, Engineering Division, Committee on Test and P. Meyers, representing the applicant. Blocks were identified and marked. Compression and absorption tests were conducted at Manhattan College with the following results.

1. 3″ x 8″ x 18″—Solid Load Bearing.
   Gross Area—53 sq. inches.
   Average compressive strength—2170 p.s.i.
   Absorption—9.03 lbs. per cu. foot of concrete.
2. 4″ x 8″ x 18″—Solid Partition Block.
   Gross Area—66 sq. in.
   Average compressive strength—864 p.s.i.
   Absorption—11.5 lbs. per cu. foot of concrete.
3. 6″ x 8″ x 18″—Hollow Load Bearing.
   Gross Area—101 sq. inches.
   Compressive strength—1000 p.s.i.
   Absorption—11.6 lbs. per cu. foot of concrete.
4. 8″ x 8″ x 18″—Hollow Load Bearing.
   Gross Area—137 sq. inches.
   Compressive strength—930 p.s.i.
   Absorption—11.7 lbs. per cu. foot of concrete.
5. 12″ x 8″ x 18″—Hollow Load Bearing.
   Gross Area—204 sq. inches.
   Compressive strength—715 p.s.i.
   Absorption—12.5 lbs. per cu. foot of concrete.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of Yonkers Concrete Products, Inc. Lightweight Con-

crete Blocks using Lelite, purchased from Lehigh Coal and Navigation Co. (approved under Cal. 407-48-SM) as the aggregate in sizes and for uses as herein described.

3″ x 8″ x 18″—Solid Load Bearing Block.
6″ x 8″ x 18″—Hollow Load Bearing.
4″ x 8″ x 18″—Solid Partition Block.
8″ x 8″ x 18″—Hollow Load Bearing.
12″ x 8″ x 18″—Hollow Load Bearing.

When manufactured as herein set forth at the applicant's plant pursuant to C26-191.0 for use under C26-309, Administrative Building Code and the Masonry Rules of the Board. The approval is recommended on the following conditions.

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1.8.2 and 8.4.
4. That Rule 8.5 be complied with.
5. That nine copies of drawing showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board and accepted before the approval becomes effective.
6. That quarterly test reports of compression for not less than three representative samples of each size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved Lelite, purchased from Lehigh Coal and Navigation shall be used as the aggregate.

(Sgd.) Harris H. Murdock,
Chairman,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

84-50-SA

APPLICANT—The American Laundry Machinery Company, owner-manufacturer.
SUBJECT—American Solid Curb Petroleum Dry Cleaning Extractors, Motor Drive, sizes 20 in., 26 in., and 30 in., and American Open Top Petroleum Dry Cleaning Extractors, Motor Drive, sizes 40 in., 48 in., and 63 in., approval of.
APPEARANCES—
For Applicant: Nathan L. Burris.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (84-50-SA)

Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 84-50-SA June 14, 1950
Subject: American Solid Curb Petroleum Dry Cleaning Extractors Motor Drive 20″, 26″ and 30″ and American Open Top Petroleum Dry Cleaning Extractors Motor Drive 40″, 48″ and 63″, approval of.

The American Laundry Machinery Company of Cincinnati, Ohio, filed January 24, 1950, an application with the Board of Standards and Appeals for approval of the American Solid Curb Dry Cleaning Extractors Motor Drive 20″, 26″ and 30″ and American Open Top Petroleum Dry Cleaning Extractors Motor Drive 40″, 48″ aand 63″ under the provisions of C26-178.0.b Administrative Building Code and C19-78.0, C-19-79.0 and C19-80.0 Administrative Code.

Purpose

This appliance is a dry cleaning unit using a solvent having a flash point of 105° F.

Description

The appliance is designed for use with a petroleum solvent having a flash point of 105° F. (closed cup) known as Stoddard solvent and is designed for use with laundries, dry cleaning establishments valet service, tailoring establishment and where garments are cleaned as an accessory to the principal use of the premises. The basket of the American Solid curb extractor is constructed with a continuous Monel metal side sheet, welded together at the joining ends. The side sheet is perforated with the proper number and size perforations to allow free discharge of solvent from work. A spun copper ring is secured to the top of the side sheet providing opening for loading and unloading of work. The bottom of the basket is an accurately machined Mechanite Metal casting of double web construction covered on top with a tinned, spun-copper sheet. The basket spindle is accurately ground and taper fitted into the Mechanite Metal bottom of the basket. Top of spindle extends up into the basket bottom and is secured to it by a heavy brass nut. The entire basket is reinforced by heavy steel bands shrunk around the outside of the side sheet. A heavy rubber Bumper Ring is attached to a collar on the basket bottom. Should the basket be loaded unevenly the Bumper Ring prevents it striking the curb while finding its balance. The spindle is hardened steel precision ground and operates in a bronze sleeve bearing. The spindle is taper fitted and pinned to the spindle sheave which drives it. The spindle sheave fits over the spindle bearing housing which is bolted to the extractor base. The lower end of the spindle rides on three hardened steel discs or stop bearings in the bottom of the spindle bearing. A circular flange is machined around the outside of the spindle bearing near the center. Bottom of the flange rests on a special rubber balance ring in the bearing housing. A similar balance ring fits over the top of the flange. The balance rings are held under compression by a compression nut which is screwed to the top of the spindle bearing housing and keyed to it. The spindle has an automatic oiling device. The extractors are driven by a high torque explosion-proof ball bearing motor. The motor is vertical type grease lubricated and is side wall mounted on an adjustable bracket which is bolted to a heavy bracket rigidly secured to the curb base Multiple V belts transmit power from a sheave mounted directly on the lower end of the motor shaft to the spindle sheaves. The extractors are operated by a fully enclosed explosion-proof switch. The extractors are furnished with a magnetic type controller enclosed in a sheet metal box with a removable cover. The basket can be brought to a smooth stop by a spring-cushioned friction-stop type brake. The brake is electrically interlocked so that current to the motor is shut off when brake is applied. The machines are equipped with static grounding device for collecting and dissipating static electricity.

Inspection and Test

These extractors were inspected and tested at 931 Pacific Street, Brooklyn and found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and N. L. Burris, representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the

approval of the American Solid Curb Petroleum Dry Cleaning Extractors, Motor Drive, 20 in., 26 in., and 30 in., and American Open Top Petroleum Dry Cleaning Extractors, Motor Drive, 40 in., 48 in., and 63 in. for use in New York City when installed and operated in accordance with this report and the provisions of the Electrical Code and C19.78.0, C19-79.0 and C19.80.0 Administrative Code, provided each appliance bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. #84-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

85-50-SA

APPLICANT—The American Laundry Machinery Company, owner-manufacturer.

SUBJECT—American Zone-Air Dry Cleaning Tumblers, Motor Drive, 36 x 24 in. and 36 x 30 in. and American Super Speed Petroleum Dry Cleaning Tumblers, Motor Drive, 42 x 60 in., 42 x 90 in. and 42 x 120 in., approval of.

APPEARANCES—
For Applicant: Nathan L. Burris.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (85-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 19, 1950

Re: Cal. No. 85-50-SA.

SUBJECT: American Zone-Air Dry Cleaning Tumblers Motor Driven, 36 in. x 24 in. and 36 in. x 30 in. and American Super Speed Petroleum Dry Cleaning Tumblers, Motor Driven 42 in. x 60 in., 42 in. x 90 in. and 42 in. x 120 in., approval of.

The American Laundry Machinery Company of 40 East 34th Street, New York City, filed January 24, 1950 an application with the Board of Standards and Appeals for approval of the American Zone-Air Dry Cleaning Tumblers, Motor Drive 36 in. x 24 in. and 36 in. x 30 in. and American Super Speed Petroleum Dry Cleaning Tumblers Motor Drive 42 in. x 60 in., 42 in. x 90 in. and 42 in. x 120 in. under the provisions of C19-78.0, C19-79.0 and C19-80.0 Administrative Code.

Purpose

The appliance is a dry cleaning machine used for purpose of drying clothes after extraction of solvent with a flash point of 105° F.

Description

The appliance is designed for use with a petroleum solvent having a flash point of 105° F. closed cup and is designed for use with laundries, dry cleaning establishments, valet service, tailoring establishments and where garments are cleaned. The frame of the Zone Air Tumblers is of fabricated steel construction with the front and rear panels welded to strong cross pieces. Top of the front and rear panels are flanged inward and the flanges are bolted to the bottom of the cylinder housing. Removable side panels are screwed to the front and rear panels and the frame cross pieces. A circular shape removable clean out door is provided in the front frame panel for access to the cleanout cap in the outlet duct elbow. The cylinder of the zone-air Dry Cleaning Tumbler is constructed of galvannealed steel sheets, the sides are formed of four curved sheets which are perforated to allow free passage of air through the cylinder. The side sheets are spot welded to the circular heads around the entire cylinder circumference. One end of each side sheet is U shaped forming one of the cylinder ribs which lift and drop work as the cylinder rotates. The U shaped end of each piece is spot welded to the flanged edge of the adjacent side sheet. A tie rod extends full length of each U-shaped rib one end being secured to the front cylinder head, the other end to the steel transmitter on the rear cylinder head. The front cylinder head has a large flanged opening which gives easy access to all parts of the cylinder interior. The flange prevents work dropping between the cylinder and cylinder housing during loading or unloading. The cylinder ribs are padded on the inside of cylinder. The cylinder is driven through a steel gudgeon which is welded to a steel channel transmitter, securely bolted to the rear cylinder head. The gudgeon rotates on two widely spaced roller bearings which are enclosed in a mechanite metal housing bolted to steel angles at the rear of the machine. The cylinder housing is constructed of heavy gauge steel sheets, the rear sheet is welded to the circumference sheet which forms the sides of the housing, the front sheet is held securely in place by steel bands. The tumbler is equipped with a steam humidifying device for dissipating static developed in the load, and to prevent lint clinging to garments.

The humidifying device consists of a hair-pin shaped steam pipe extending along the outside of the cold-air intake at the top of the machine. The upper half of the pipe is perforated on top, and when stream is admitted to the pipe it sprays out the perforations and humidifies the air being drawn into the tumbler. The steam valve for the humidifying device is mounted at the rear of the air-intake housing, and is connected into the steam inlet line for the heater. It is operated by a convenient handle at the front of the housing. The lower half of the pipe for the steam humidifying device slopes downward to drain away condensate, and has a connection for the steam return line.

Two heater coils are mounted in the right compartment of the intake housing at the top of the ZONE-AIR Tumbler. The heater coils are continuous tube type, with all tube joints silver brazed. Steam passage through the coils is in a single, continuous flow. The coils are equipped with copper fins which efficiently transfer heat to the rapidly moving air passing through the heater. Due to their compact, lightweight construction and high heat conductivity, the coils are instantaneously responsive when steam is admitted to them. Thus, the air is heated quickly and uniformly, to accomplish fast, thorough drying and deodorizing with minimum steam consumption. The heater coils are tested to 1000 lbs. hydrostatic pressure, and 400 lbs. air pressure while submerged in water. They are designed for a working steam pressure of 100 lbs. Inlet and outlet steam connections for the coils are provided at the rear of the heater compartment.

Air to be heated enters the ZONE-AIR Tumbler through an intake at the top right of the heater housing. It is drawn downward through the heater coils and directly into the cylinder, through the right side of an opening at the top of the cylinder housing. Upon entering the cylinder housing, the heated air travels diagonally downward through the cylinder, and out a funnel-shaped opening at the bottom of the cylinder housing.

The Tumbler is equipped with a Safety Relief Door, located at left rear of machine. A keeper bar cast as part of the Safety Relief Door, engages a latch on the arm of a counterweight. When the Safety Relief Door is forced open, the keeper bar is disengaged from the latch, allowing the counterweight to drop and automatically open a steam valve. The steam valve then admits live steam to the interior of the tumbler, acting as an automatic fire extinguisher.

The automatic steam fire extinguisher is also arranged for

operation by the melting of a fusible link. A wire fastened to the arm of a second counterweight is connected to a fusible link contained in a flexible sheath mounted in the exhaust air duct. Should the exhaust air reach a temperature great enough to melt the fusible link, the wire is released. This allows the counterweight to drop and open the steam valve of the automatic fire extinguisher.

The Tumbler is equipped with static grounding device for dispelling static developed by operation of the machine. A steel spring contacts the cylinder gudgeon, and dissipates the static electricity through a terminal. Provision is made at the terminal for connection to a ground wire.

Latching or unlatching the door handle starts and stops the Zone-Air Tumbler automatically. When the door is closed, lowering the door handle to latched position raises the operating toggle of the motor switch mounted near the latch. This turns on the motor switch and starts the cylinder and fan. Raising the door handle to unlatch the door allows the operating toggle of the motor switch to drop. This turns off the motor switch and stops the cylinder and fan. The electrically interlocked door latch is an important safety feature in that it prevents the tumbler being operated with the door open. It also eliminates waste of power and steam by preventing the operator leaving the fan running during unloading and reloading, and saves operator time and effort in starting and stopping the machine. An explosion-proof fitting, is mounted in the conduit from the motor switch, to seal the conduit against any arc from the switch. Provision is made at the motor switch for electrical service connection.

The Zone-Air Dry Cleaning Tumbler is available either single or double motor drive. The motors are explosion-proof type, and conform to N.E.M.A. specifications. On the single motor driven machine, the same motor drives both the cylinder and fan, as shown in illustrations. Drive to the cylinder is through a V-belt from a sheave mounted on the rear end of the motor shaft, to a compound intermediate sheave and sprocket, then through roller chain to the cylinder sprocket. The roller chain is enclosed in an oil-tight housing, and the V-belt and sheaves are covered by a sheet metal guard. The fan is driven directly from the forward end of the motor shaft. Two set screws are provided for adjusting tension of the V-belt or roller chain, without shifting the motor or fan. This keeps the fan always accurately centered for maximum air-moving ability.

An explosion-proof fitting in the conduit, where it is connected to the motor, seals the conduit against any arc from the motor. The air intake at the top of the cylinder housing is divided by a partition. Room-temperature air enters at the left side of the partition, and heated air is drawn in through the heater compartment at right side of the partition. Air outlet is through a funnel-shaped opening at the bottom center of the cylinder housing. The diagonal relation of the heated air intake (top right) and the air outlet (bottom center) directs the major force and volume of heated air through the natural drying zone in the cylinder . . . where work is most thoroughly opened up as it falls from the cylinder ribs, and each piece is exposed to fullest surface contact with the drying air.

The funnel-shaped outlet of the cylinder housing extends full depth of the perforated area of the cylinder, changing from rectangular to circular shape as it enters the fan duct. This spreads the outflow of air so that work at the bottom of the cylinder gets fully drying benefit of the air. The front and rear sheets of the cylinder housing are provided with circular clean-out panels at the bottom.

The American Superspeed Petroleum Dry Cleaning Tumbler is of the once-through, reversing type, with a cylinder forty-two inches in diameter, available 60, 90 or 120″ in length. The frames are constructed of heavy steel angles, I-beams, and formed steel channels, welded together. The two end frames are securely connected by steel angles and are mounted on a structural steel I-beam base. The cylinder is galvanized woven-wire 3½ mesh, 0.080″ thick, rolled after being woven. Woven wire is riveted to flanged sheet steel transmitters and suitably reinforced with wide metal hoops. Cylinders are equipped with three formed galvanized sheet steel ribs bolted to the transmitters, and securely fastened to the woven-wire and partitions. Ribs are 6½″ high, padded with cellulose and provided with removable duck covers. Cylinder heads are heavy, galvanized sheet steel riveted to the transmitters. Gudgeons are of Mechanite Metal bolted to the transmitters. Gudgeons shall operate in heavy-duty tapered-roller bearings.

Cylinder doors are perforated, galvanized sheet steel, sliding-type, equipped with specially designed wedge-type latches. An automatic safety latch is provided to lock Cylinder in proper position for loading and unloading. The Outer Case is of double sheet steel construction with dead air insulating space between the two sheets. Case Door is counter-balanced by means of spring-retrievers connected to the door by wire cables. Case Door is electrically interlocked so that opening it automatically interrupts the electrical circuit to the Cylinder Motor. Closing Door causes interlock to reestablish electrical circuit. Latch assemblies, for holding Case Door open and for locking Door closed, are provided. Lower front panel of Outer Case is arranged for easy removal to facilitate inspection and cleaning of fans. A Spotting Indicator is provided on right end of Outer Case to aid operator in positioning Cylinder Doors for unloading, without opening Case Door. The Heater Units are of continuous tube, fin-type, steam coils, mounted in upper section of Outer Case. Air Intake is a long, rectangular opening extending full-length at top of Tumbler. Exhaust Duct Connection a vertical exhaust connection is provided at rear top of Tumbler. Exhaust duct is provided with easily removable delinter screens. Damper, a manually-operated Damper is provided. During the drying period, the Damper directs the air through the heating unit.

During the cooling period, the Damper prevents movement of air through the heating unit, permitting cool air to circulate through the work. The Fans are non-ferrous, and are enclosed in a sheet metal housing provided with screened openings around the drive shaft, to keep lint from entering fan mechanism. The Drive shaft operates in floating-type ball bearings. Fans 14″ in diameter are furnished two to an assembly, and assemblies are provided in accordance with the following tabulations:

Size Machine	*No. of Fan Assemblies*
42 x 60″	2
42 x 90″	3
42 x 120″	4

An electrical interlock switch is provided to automatically interrupt the electrical circuit to the fan motor, and cut off air circulation in the Tumbler in case of emergency. A static grounding device is located on the left gudgeon and consists of a collector ring, spring-held carbon brush, and necessary wiring for non-hazardous operation of the Tumbler. Operation of the cylinder and fan motors shall be controlled by explosion-proof, lever operated switches. The switch for operating cylinder is mounted on front-right end of Tumbler. Switch for operating fans is mounted on front-left end of Tumbler.

Inspection and Test

This appliance was inspected and tested at 931 Pacific Street, Brooklyn and found to be constructed and operated in accordance with requirements. Present at the test were Chief Engineer Leslie V. Huber and John A Darts, of the Committee on Test and N. L. Burris, representing the applicant.

Recommendation

On the basis of the inspections and test and the data submitted by the applicant, the Committee on Test recommends the approval of the American Zone-Air Dry Cleaning Tumblers Motor Drive, 36 in. x 24 in. and 36 in. x 30 in. and American Superspeed Petroleum Dry Cleaning Tumblers, Motor Drive, 42 in. x 60 in. 42 in. x 90 in. 42 in. x 120 in. for use in New York City, when installed and operated in accordance with this report and the provisions of the Electrical Code and C19.78.0, C19.79.0 and C19.80.0 Ad-

ministrative Code, provided each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 85-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

86-50-SA

APPLICANT—The American Laundry Machinery Company, owner-manufacturer.

SUBJECT—American Buckeye Petroleum Dry Cleaning Washers, sizes 30 x 40 in., 30 x 48 in., 36 x 48 in., 36 x 54 in., 36 x 64 in., 42 x 54 in., 42 x 64 in., 42 x 84 in., and 54 x 70 in., Belt and Individually Motor Driven Types, approval of.

APPEARANCES—
For Applicant: Nathan L. Burris .

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (86-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 16, 1950

Cal. No. 86-50-SA

Subject: American Buckeye Petroleum Dry Cleaning Washers, Sizes 30 in. x 40 in. 30 in x 48 in., 36 in. x 48 in. 36 in. x 54 in., 36 in. x 64 in., 42 in x 54 in. 42 in. x 64 in. 42 in. x 84 in. and 54 in. x 70 in., Belt driven and individually motor driven type, approval of.

The American Laundry Machinery Company of 40 East 34th Street, New York, filed January 24, 1950, an application with the Board of Standards and Appeals for approval of the American Buckeye Petroleum Dry Cleaning Washers, sizes 30 in. x 40 in. 30 in. x 48 in. 36 in. x 58 in. 36 in. x 54 in. 36 in. x 64 in. 42 in. x 54 in. 42 in. x 64 in. 42 in. x 84 in. and 54 in. x 70 in. Belt driven and individually motor driven under the provisions of C19-78.0, C19-79.0 and C19.80.0 Administrative Code.

Purpose

This appliance is a dry cleaning washer using a solvent having a flash point of 105° F. (closed cup).

Description

All washers are operated by a convenient Single-Lever Control at the right front of machine. Motor driven Washers are started by closing the tub door and moving the control lever to RUN position. This releases the brake and actuates an explosion-proof switch which completes the electrical circuit to the drive motor. Setting lever in BRAKE position stops machine and applies brake. To stop cylinder for loading and unloading, with tub door open, control lever is held in RUN position with the right hand, while interlock switch on tub door is depressed with left hand. When cylinder reaches proper position for unloading, moving control lever to BRAKE position holds cylinder securely locked.

On belt drive Washers, closing tub door and placing control lever on RUN releases brake and engages clutch of Automatic Reversing Mechanism. Moving lever to BRAKE position disengages clutch and applies brake. When tub door is open, an interlock on the door automatically locks the control lever so that it cannot be moved to RUN position. Cylinder is then spotted by moving control lever to INCH position. This releases brake and causes cylinder to rotate in one direction. Moving control lever to BRAKE position then holds cylinder securely locked for unloading.

The Single-Handle Control Lever is held securely in the RUN and BRAKE positions by a ratchet operated by a push button at top of lever.

All washers are equipped with a spring-set shoe-type brake with non-burnable, non-spark lining. Braking action is applied by torque springs which force two semi-circular shoes against the brake drum. All washers can be furnished direct motor driven. The motor is of the explosion-proof, reversing type and is mounted on heavy channels above the right end of the machine. Drive from the motor is through silent chain to a compound sprocket and pinion gear. Shaft for the compound pinion gear and sprocket operates on roller bearings, and is mounted on a heavy bracket bolted to the right end frame of the machine. The pinion gear meshes directly with a large gear on the cylinder gudgeon.

Direct motor driven Washers are furnished with a reversing controller which automatically reverses the motor after the proper number of cylinder revolutions. The reversing controller is enclosed in a sheet metal box for mounting outside the cleaning room.

Both direct and belted motor driven Washers are furnished as standard with an explosion-proof interlock switch on the tub door. Closing the tub door actuates the interlock switch and completes the electrical circuit to the operating switch of the Single-Lever Control. The machine is then started by moving the control lever to RUN position. When tub door is opened, the tub-door interlock switch automatically interrupts the electrical circuit to the operating switch of the Single-Lever Control.

The tub door is held securely locked by two clamps, operated by a convenient bar handle. Pressing down on the bar causes the locking clamps to catch beneath the reinforced flanged lip of the front tub sheet, holding the door tightly closed. Raising the bar unlocks the clamps, allowing the door to be swung open. The tub of the Washer is constructed of heavy metal sheets. The three sheets forming the lower half of tub are overlapped along their entire length and the lapped edges are seam-welded together. Ends of the lower tub sheets are seam-welded to the tub heads. This welded construction, extending above the solvent level in the tub, produces a positive seal against solvent leakage.

The two tub sheets which form the top half of tub are overlapped at their adjoining edges and tightly bolted together. The top rear tub sheet overlaps the lower rear sheet, and the overlapping edges are securely bolted together, forming a tight seal. The upper tub sheets are bolted to the tub heads. The portions of the upper front tub sheet which form the sides of the tub door opening are flanged at the bottom. The flanged bottoms are bolted to the reinforced flanged lip at top of lower front tub sheet. The tub heads are one-piece circular sheets and are securely bolted to the end frames of the machine. A solvent inlet is provided at the front of left tub head. Overflow connection is at rear of left tub head. The bottom tub sheet of the Washer is shaped to form a sloping U-shaped trough. On 30″ and 36″ diameter BUCKEYES, the tub bottom is sloped toward a drain in the right tub head. On 42″ diameter machines, the tub bottom slopes from each end to a drain in the center of the bottom tub sheet.

The cylinder of the all-metal Washer is equipped with smooth-sliding opposing doors. Machines 54″ or less in length have two opposing cylinder doors. Machines 64″ and over in length have four opposing cylinder doors, two on each side of the cylinder. The cylinder doors slide upward in removable guides, accurately rolled to conform to the curve of the door. This assures smooth, easy action of the

doors. Heavy, ribbed reinforcing battens are welded to the outside of the doors as shown in illustration on file.

Two sets of large, easily read numbers are embossed on the inside of the left end sheet of the cylinder. The numbers run from 1 to 4, toward the center of the cylinder, and serve to guide the operator in admitting solvent to the desired level in cylinder. The main bearings of the Washer are anti-friction type. The bearings are completely enclosed in heavy metal housings, rigidly bolted to broad brackets on the end frames of the machine. Each of the cylinder gudgeons is provided with suitable packing to prevent solvent leakage around the gudgeon shafts. Packing glands are contained in circular, flanged housing bolted to the tub heads. A metal collar which encircles the cylinder gudgeon is provided with two bolts for adjusting pressure against the packing glands.

All Washers are equipped with a Static Grounding Device. The device consists of a metal conductor ring bolted to the left gudgeon shaft. A carbon brush, contained in a housing cap bolted to the main bearing housing, rides on the conductor ring. The carbon brush collects any static electricity created by the operation of the machine and dissipates it through a ground connection. A set screw in the bottom of the housing cap provides a means for connection to a suitable ground. The entire weight of the machine is supported on heavy, one-piece end frames. Lower ends of the tub rest securely on curved flanges on the inside of the end frames. Two heavy rods connect the end frames below the tub. On motor driven, and elevated header, belt driven Washers, upper portions of the end frames are connected by two heavy channels. End frames of end header, belt driven washers are joined by a stout metal bar at rear of tub. The drive mechanism of all Washers is completely enclosed in a sheet metal guard at the right end of the machine.

All Washers are furnished as standard with an Automatic Safety Relief Door at top rear of tub. The Safety Relief Door is hinged to the tub so that it opens away from the operator. Springs, on the hinges, absorb the shock when the relief door is forced open, and keep the door tightly closed during normal operation.

The Dry Cleaning Washers are equipped as standard with an Automatic Steam Fire Extinguisher and Door-Closing Device. Both are operated by a fusible link inside the top of the tub. All Dry Cleaning Washers can be furnished with wood cylinders. Wood-cylinder in the 30″ and 36″ diameter sizes can be furnished with any type single geared drive. Wood-cylinder Washers in the 42″ diameter sizes are furnished double geared only, either direct motor drive or elevated headed belt drive. The wood cylinders are of well-seasoned, selected, hard maple. They have four lifting ribs. Cylinder heads are covered with sheet metal on the inside. This gives insides of the cylinder heads a smooth surface, and acts as a collector for static electricity generated in the load. The Wood cylinders are banded with heavy metal hoops. The end hoops are secured to the cylinder heads by heavy machine bolts which extend through the ends of the lifting ribs.

Inspection and Test

This appliance was inspected and tested at 240 Kent Avenue, Brooklyn and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber and John A. Darts of the Committee on Test and R. L. Gerling representing the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the American Buckeye Petroleum Dry Cleaning Washers, sizes 30 in. x 40 in. 30 in. x 48 in. 36 in. x 48 in. 36 in. x 54 in. 36 in. x 64 in. 42 in. x 54 in. 42 in. x 64 in. 42 in. x 84 in. and 54 in. x 70 in. belt driven and motor driven type, when installed and operated in accordance with this report with a solvent having a flash point not lower than 105° F. (closed cut test), provided each washer bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 86-50-SA."

(Sgd.) Harris H. Murdock,
Chairman,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

109-50-SM

APPLICANT—Capcar International Corp., for Trenton Brass and Machine Co., owner-manufacturer (George D. Kaplan, agent).
SUBJECT—Trenjer Anti-syphon Ball Cock, approval of.
APPEARANCES—
For Applicant George D. Kaplan and Joseph B. Ulicny.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0
THE RESOLUTION—(109-50-SM)
Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 109-50-SM June 19, 1950
Subject: Trenjer Anti-syphon Ball Cock, approval of.

The Capcar International Corporation for Trenton Brass and Machine Company, owner-manufacturer, filed March 2, 1950, an application with the Board of Standards and Appeals for approval of the Trenjer Anti-syphon Ball Cock under the provisions of C26-178.0.b., C26-1268.0.c.4, C26-1277.0.h. and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

An anti-syphon ball cock to prevent contaminated water entering the water supply.

Description

This is a brass ball cock designed to be used in the tank of the ordinary standard toilet closet assembly. The construction of the anti-syphon ball cock embodies the use of a pure gum rubber diaphragm.

Inspection and Test

The Trenjer Anti-Syphon Ball Cock was subjected to two full siphonic performance tests on the test bench of the Department of Water Supply, Gas and Electricity at 32 Vanderwater Street. The report of the test is as follows: The tests consisted of 27 inch, 20 inch, 15 inch, 17½ inch and 10 inches of mercury and no evidence of siphonage appeared. This unit is designed to be used in the tank of the ordinary standard toilet closet assembly. The construction of the anti-syphon ballcock embodying the use of a pure gum rubber diaphragm, guarantees positive anti-syphon action. The construction of the cap or lever assembly of the ball cock is such as to permit maximum leverage on the plunger which seals off the diaphragm against the seat in the lower body. As a result of this combination of two piece assembly a complete shut-off of water is assured when float ball reaches the water level. The refill tube is located in such a position as to supply water into the water bowl. When the ballcock is in a closed position the anti-syphon or the vacuum created in the chamber of the ballcock immediately withdraws any water that may remain in the ball-

cock body into the tank. Should any reverse pressure occur, the air would immediately be released through the refill tube into the chamber of the ballcock, causing an immediate anti-syphon action. Secondly, should such pressures occur, it would tend to tighten the diaphragm on the seat of the tube through which the water enters the tank. The method of filling the tank is through the normal hush tube type of assembly assuring absolute quiet operation. The above tests indicate that the Trenton Brass and Machine Company ballcock known as the Trenjer Anti-syphon Ball Cock, warrants approval under Section C26-1278.0.h. of the Administrative Building Code with the stipulation that the ballcock be set in conformity with Rule #4 of the Rules Relative to Submerged Inlets and Protective Methods to be applied to Prevent Contamination of Water Supply. Present at this test were James S. McCormack, Chief Inspector, Bureau of Water Register, Borough of Manhattan, Chief Engineer Leslie V. Huber of the Committee on Test and Gerald Brodsky. representing the applicant.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Trenton Brass and Machine Company Trenjer Anti-Syphon Ball Cock for Use in New York City under the provisions of C26-1277.0.h Administrative Building Code, provided the installation conforms to the requirements of Rule #4 of the "Rules Relative to Submerged Inlets and Protective Methods to be Applied to Prevent Contamination of the Water Supply" of the Board of Standards and Appeals, provided each appliance bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 109-50-SM" or within a ⅜ inch circle at the top "APP'D" — at the bottom "B.S. & A." in the center "N.Y.C." and "109-50-SM".

(Sgd.) Harris H. Murdock,
Chairman,

Leslie V. Huber,
Chief Engineer,

John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

172-50-SM

APPLICANT—Hi-Way Cinder Block and Material Corporation, owner-manufacturer.

SUBJECT—Hi-Way Cinder Blocks, Hi-Way Sand Concrete Blocks, and Hi-Way Waylite Concrete Blocks, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (172-50-SM)

Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 28, 1950

Cal. No. 172-50-SM

Subject: Hi-Way Cinder Blocks, Hi-Way Sand Concrete Blocks, and Hi-Way Waylite Concrete Blocks, approval of.

The Hi-Way Cinder Block and Material Corporation, owner, filed February 15, 1950, an application with the Board of Standards and Appeals for approval of Hi-Way Cinder Blocks, Hi-Way Sand Concrete Blocks, and Hi-Way Waylite Concrete Blocks under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code and the Rules of the Board for the manufacture, testing and use of concrete masonry adopted under Cal. No. 639-40-SR.

Purpose

These blocks are for use in Masonry construction.

Description

The process of manufacturing Hi-Way cinder blocks starts with the cured cinder of which the Hi-Way Cinder Block and Material Corporation has approximately 3,000,000 yards in Pennsylvania. All cinders are conveyed over a magnetic belt which extracts all of the metals that may be in the cinders. Cinders are then conveyed to 80 ft. height to Link Belt vibrating screen which segregates the cinders to fine size and to ⅜" size into 125 yard hopper. Each size of cinder is kept separate in hopper bins.

Cinder of each size is carefully weighed off with a Meyer industrial specially made scale into weigh lorrey. Cinder is then dumped into a Besser 50 cubic feet mixer. To each 700 lbs. of cinder, a 94 lbs. bag of Standard approved A.S.T.M. cement—Lone Star Cement—Whitehall Cement—Atlas Cement—Lawrence Portland Cement is added. High Early Cement is used.

The amount of water used depends on the wetness or dryness of the cinders; it ranges from 1 to 20 gallons per mix.

After mixing for 10 minutes in Besser mixer, the batch or mix is then dumped into hopper of a Super Besser Vibrapac block making machine. Blocks are then put on racks and put into seal-proof kilns and steam-cured for seven hours with live steam—240 degrees of heat. After seven hours of curing, kilns are exhausted—drawing out 80% of moisture in blocks. Blocks are then taken out of kilns and dried in open for three to four weeks.

The process of manufacturing Hi-Way concrete blocks is the same as that explained in the manufacture of cinder blocks with the exception that a ⅜" grit to a fine sharp washed sand is used in the place of cinders.

Hi-Way Waylite Concrete Blocks:

Made in same sizes as cinder and sand concrete blocks.

The process of manufacturing Hi-Way waylite concrete blocks is the same as that explained in the manufacture of cinder blocks with the exception that Waylite lightweight aggregate is used in the place of cinders. Both coarse and fine Waylite aggregate is used and it is obtained from Bethlehem, Pennsylvania. Purchases of Waylite aggregates are made from the Frederick Starr Contracting Company, 424 Madison Avenue, New York 17, N. Y.

The Waylite concrete aggregate is light, strong, durable, fireproof, low absorbing, insulating, sound absorbing and nailable; it has been approved by the Board of Standards and Appeals for use in New York City under Cal. 292-48-SM.

Inspection and Test

The plant of the applicant was inspected by Chief Engineer L. V. Huber of the Committee on Test and F. Westcheck, representing the applicant. Blocks were identified and marked. The blocks were tested at Jersey Testing Laboratory, Newark, New Jersey in the presence of the Committee on Test.

The results were as follows:

4" x 8" x 18" Solid Cinder Block.
Average Compressive Strength 1,500 p.s.i.
Absorption (lbs. per cu. ft.) 8.36.

8" Hollow Cinder Header Block

8" x 8" x 18"
Average Compressive Strength 927 p.s.i.
Average Absorption lbs. cu. ft. 10.81.

Hollow Cinder Blocks

8″ x 12″ x 18″
Average Compressive Strength 927 p.s.i.
Average Absorption lbs. per cu. ft. 9.16.
8″ x 8″ x 18″
Average Compressive Strength 1,082 p.s.i.
Average Absorption lbs. per cu. ft. 9.54.
10″ x 18″ x 8″
Average Compressive Strength 1,114 p.s.i.
Average Absorption lbs. cu. ft. 9.07.

Hollow Concrete Blocks

8″ x 8″ x 16″
Average Compressive Strength 1,641 p.s.i.
Average Absorption lbs. per cu. ft. 4.88.

Hollow Concrete

8″ x 12″ x 16″
Average Compressive Strength 1,098 p.s.i.
Average Absorption lbs. per cu. ft. 7.99.

Hollow Waylite Header Blocks

8″ x 8″ x 18″
Average Compressive Strength 1,014 p.s.i.
Average Absorption lbs. per cu. ft. 14.64.

Hollow Waylite Block

8″ x 8″ x 18″
Average Area 5 Blocks 136.69 sq. in.
Average Compressive Strength 894 p.s.i.
Average Absorption lbs. per cu. ft. 14.31.
6″ x 8″ x 18″
Average Compressive Strength 862 p.s.i.
Average Absorption lbs. per cu. ft. 14.66.

While the tests were made on modular sizes of blocks, the results of the test indicated that the normal size blocks would be sufficiently strong to meet all requirements. The laboratory report of the test is a part of the record in this case.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Hi-Way Cinder Blocks, Hi-Way Sand Concrete Blocks and Hi-Way Waylite Concrete Blocks as manufactured by the Hi-Way Cinder Block and Material Corporation in the following sizes:

4″ x 8″ x 18″—Solid Cinder Blocks
8″ x 8″ x 18″—3 Cell Hollow Cinder Blocks
8″ x 12″ x 18″—3 Cell Hollow Cinder Blocks
8″ x 8″ x 18″—3 Cell Hollow Cinder Blocks
10″ x 8″ x 18″—3 Cell Hollow Cinder
8″ x 8″ x 16″—3 Cell Hollow Concrete
8″ x 12″ x 16″—3 Cell Hollow Concrete
8″ x 8″ x 18″—3 Cell Hollow Waylite Cinder Blocks
6″ x 8″ x 18″—3 Cell Hollow Waylite Blocks

as manufactured as herein set forth at the applicant's plant pursuant to C26-191.0 for use in load bearing and non-load bearing masonry as provided in Sub. Art. 4 Chapter 26 Administrative Building Code and the Rules of the Board, Rules for the Manufacture Testing and use of Concrete Masonry Units adopted under Cal. 639-40-SR.

This recommendation is based on the following conditions.

1. That the units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board.
3. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rule 8.1 and 8.2 shall be filed with the Board.
4. That these units be marked as required by 8.4.
5. That rule 8 be complied with.
6. That quarterly test reports of compression for not less than 3 representative samples of each size of block described herein, manufactured during the quarter be filed with the Board, unless these tests are performed at a laboratory approved by the Board, such reports shall be verified before a Notary Public or Commissioner of Deeds by the person performing the same; that only approved aggregates shall be used.

(Sgd.) Harris H. Murdock,
Chairman,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

180-50-SA

APPLICANT—Florence Stove Co., owner-manufacturer.
SUBJECT—Florence Radiant Gas Space Heater, Models RCV-351, RCV-356, RCV-456, RCV-651 and RCV-656, approval of.
APPEARANCES—
For Applicant: H. R. Berkenstock and F. X. Hamilton.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (180-50-SA)

Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 19, 1950

Cal. No. 180-50-SA
Subject: Florence Radiant Gas Space Heaters Models RCV-351, RCV-356, RCV-456, RCV-651 and RCV-656, approval of.

The Florence Stove Company, owner-manufacturer, filed February 27, 1950, an application with the Board of Standards and Appeals for approval of Florence Radiant Gas Space Heaters under the provisions of C26-178.0.b and Article 12 of the Administrative Building Code.

Purpose

A radiant gas space heater for domestic and commercial use.

Description

The gas heaters covered in this application are known as radiant circulating gas heaters and are of the vented flue connected type. The gas burner is of the standard Bunsen type wherein some of the air is injected as primary air and the balance is utilized as secondary air to support combustion at normal operation, the heater gives a clear blue flame with no carbon monoxide nor with any formation of carbon. The burner is made of cast iron and the ports are machined to size by drilling. It is equipped with an air shutter to adjust the amount of primary air. Over the burner and located a suitable distance are 6, 7, or 9 clay radiants. These radiants, upon being heated, glow and reflect radiant heat through the front of the heater. Each heater is equipped with a door studded with mica to allow the radiant heat to pass into the room.

Proper shielding and baffling are provided to protect the floor and wall temperatures. Internally both a primary and secondary drum are utilized to obtain the maximum efficiency. Both are made of 20 gauge steel and are protected from rusting by a high quality high temperature paint. A flue is provided to protect the flames against any possible back drafts.

The external casing is made of sheet steel and is finished in porcelain enamel which protects the metal from corrosion. The three models RCV-356, RCV-456 and RCV-651 are rated at 35,000, 45,000 and 65,000 BTU respectively and they are approved by the American Gas Association use on manufactured, mixed and natural gases. The RCV-351, RCV-451 and RCV-651 heater models are equipped for use on manufactured, mixed or natural gas, while the RCV-356, RCV-456 and RCV-656 heaters are equipped for use on liquefied petroleum gases. Since the burner is universal and has been approved for operation on all the above-mentioned gases, it is only necessary to change the valve when changing from one type of gas to another. The controls consist of a constant burning pilot, a Baso Safety Control which shuts off the gas supply in case of pilot failure, or a thermostat in conjunction with safety control valve. This latter consists of either the Robertshaw Unitrol or a pilot, Baso, Minneapolis Honeywell wall thermostat combination.

Inspection and Test

These radiant gas space heaters were inspected and tested at the show room of the applicant at 1 Park Avenue, and found to operate as designed. Present at the inspection and test wer Chief Engineer Leslie V. Huber of the Committee on Test and George Quinlan, representing the applicant. The appliance has been approved by the American Gas Association, Certificates 2-1127-1.001, 2-1127-1.201, 2-1127-201, 2-1127-2.001, 2-1127-.001 and 2-1127-2.101.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Florence Radiant Gas Space Heaters, Models RCV-351, RCV-356, RCV-456, RCV-651 and RCV-656 for use in New York City when installed and operated in accordance with this report and the provisions of Art. 12, Sub Art. 1 of the Administrative Building Code, provided each appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 180-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, *on condition* that the appliance shall not be used in explosive atmospheres, and in accordance with the above report.

222-50-SA

APPLICANT—Hamilton Manufacturing Company, owner.

SUBJECT—Hamilton Automatic Gas Clothes Dryer, Model 1000-G, approval of.

APPEARANCES—
For Applicant: David C. McDermand.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (222-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 27, 1950

Re: Cal. No. 222-50-SA.

Subject: Hamilton Automatic Gas Clothes Dryer Model 1000-G, approval of.

The Hamilton Manufacturing Company of Two Rivers, Wisconsin, filed March 11, 1950, an application with the Board of Standards and Appeals for approval of the Hamilton Gas Clothes Dryer—Model 1000-G under the provisions of C26-178.0.b and Article 12 of the Administrative Building Code.

Purpose

A drying tumbler for clothes; using gas heat.

Description

The Hamilton Gas Clothes Dryer—Model 1000-G is designed to operate on manufactured natural and mixed gases. The dryer essentially consists of the following parts: An outer casing, inner casing, burner and controls.

The outer case body is made of 20 gauge sheet steel finished with a two coat baked white enamel finish. The assembly consists of top, two ends, back, front and base (back—22 gauge, base—16 gauge) both finished in black, a 16 gauge loading door with glass window and rubber sealing gasket centrally located and at the right a control compartment door. Outside dimension 39″ high, 31″ wide and 26-1/16″ deep.

The inner case is substantially cylindrical in shape and inside the outer case, made up of 22 gauge galvanized sheet steel ends, 26 gauge galvanized sheet steel cylindrical wall and a 24 gauge galvanized sheet steel base assembly which provides a rectangular opening at the bottom of the cylindrical case and passages permitting air to be drawn by a fan through an intake opening at the center front passing the rectangular opening at the bottom and exhausted through a fine screen, removable lint catcher at the lower right front.

At the top and extending about one-third the way down the right side is a 20 gauge oven structure which provides a combustion chamber with the burner located at the lower right side. At the extreme left there is an opening provided in the floor of the combustion chamber into the inner case. Through this opening flows all of the heat from the burner when the dryer is operating. A vent at the top right rear is provided for adequately venting for complete combustion when necessary. The entire inner case, except the base, is covered with heat insulation. The front and cylindrical wall is insulated with 1″ thick fiber glass blanket and the back with ½″ fiber glass. The oven or combustion chamber is covered with 2″ of fiber glass insulation and inside the outer case top also is lined with ½″ fiber glass. Assembled to the back of the inner case is a steel vertical channel with an angle cross member providing a support for the main bearing and idler pulley bracket.

In the center of the front a 14″ diameter opening, which coincides with a similar opening in the outer case front, provides access to the tumbler within.

The gas burner and the pilot light provide the drying heat at the rate of 18,000 BTU per hour. The burner is a multiple port pipe type with venturi throat and adjustable air shutter. Fixed orifices are furnished for the type and pressure of gas supplied for both the main burner and pilot burner. The main burner and pilot assembly are located so that the air shutter at the front end of the burner comes near the top of the control compartment provided at the right side of the front panel adjacent to the loading door. The pilot is ignited by means of a flash tube extending from the control compartment to the burner within the combustion chamber.

The tumbler or rotating drum provides a cylindrical container in which the clothes are tumbled while being subjected to the drying heat. The assembly is 26″ in diameter and 17″ deep, all galvanized sheet steel 22 gauge front and back, 26 gauge perforated cylindrical wall with three 22 gauge baffles. The tumbler is supported by a single shaft at the back and is driven at 51 r.p.m. At the front there is a 14″ diameter circular opening coinciding with the opening in the inner and outer case through which the tumbler is loaded and unloaded.

A 4 watt 10 volt germicidal lamp (producing ozone and ultraviolet rays) is wired in series with a 110/10 volt

ballast and located within a guard at the top of the circular loading port. This light purifies the air and clothes and is in operation only while the dryer is operating. A specially designed shield protects the operator's eyes from the ultra-violet rays given off by the light.

The tumbler and fan are driven by a double shaft extension, 110 volt, 1/6 horsepower motor manufactured by either General Electric Company or Delco Products Division of General Motors Corporation. The speed reduction for the tumbler is accomplished by two V-belts and pulleys.

The operation of the main burner is influenced by several controls. Taken in their order from the burner back along the supply line, they are:

A Model D1 Robertshaw, or equal, temperature control thermostat, set for a top temperature of 190° F., limits the temperature in the dryer by opening of the solenoid valve circuit when the maximum of 190° F. is reached.

A Model K3 General Controls solenoid valve, or equal, will shut off the gas to the main burner (1) when the temperature inside the drying chamber reaches 190° F. when the control circuit is opened by the thermostat; (2) when the time clock has reached zero after running a pre-set time up to a maximum of 60 minutes it will open the solenoid circuit; and (3) when the loading door operates a push button switch which is open when the loading door is open and therefore opens the solenoid circuit when the loading door is open. Therefore, in all three cases when the solenoid circuit is open no gas can flow to the main burner.

A #830 Baso Valve, manufactured by Milwaukee Gas Specialty Company, or equal, provides for a 100 per cent safety pilot control. In the event of gas or pilot light failure all gas to the pilot and main burner is shut off. The ignition of the pilot light can be accomplished only when the main gas cock is in the off-position for the main burner and supplies gas to the pilot light only. After the pilot is ignited and the safety valve cocked, the main valve may be moved to the "on" position and normal operation may commence.

A fuse link meeting out at 290° F. is located in the safety pilot thermocouple circuit which melts out if the temperature in the drying chamber becomes excessive. This then breaks the thermocouple circuit and shuts off the entire gas supply to both main burner and pilot.

A General Electric time clock controls the drive motor as well as the solenoid gas valve in the main burner line. The maximum time period is 60 minutes and the main burner valve is shut off five minutes before the motor is shut off.

Tumbling clothes or fabrics in the presence of heat accomplishes the drying process. In the Hamilton Dryer the drying is done within a cylindrical compartment, well insulated, with a rectangular opening at the bottom through which the vapors and lint are expelled into a carried current air stream. The carrier current of air, moved by the fan, draws air in at the bottom front center of the cabinet into a duct space below the inner compartment opening, turning through duct work to be expelled at the bottom front right side. A fine screen lint catcher fits into the air exit opening like a drawer and collects the lint. The carrier current of air tends to dilute the moisture expelled from the drying clothes, therefore, reducing the relative humidity of the expelled air. A duct system can be attached to the exhaust screen to carry the moisture-laden air to the outside.

Inspection and Test

A Model 1000-G was inspected and tested on June 22, 1950 at 518 West 57th Street. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and M. Bruin, D. C. McDermand, C. Nickbell, representing the applicant. The device was subjected to a full drying cycle with a loading of ten pounds of semi-dry clothes; the machine operated as designed. The machine has the American Gas Association approval No. 6-11.101.

Recommendation

On the basis of this inspection and test and the data filed with the application, the Committee on Test recommends that the Hamilton Gas Clothes Dryer—Model 1000-G be approved under C26-191.0 when installed in accordance with this report and Art. 12, Sub. Art. 1 of the Administrative Building Code, provided each machine bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 222-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

295-50-SA

APPLICANT—Florence Stove Co., owner-manufacturer.
SUBJECT—Florence Gas Space Heaters, Models CV-200 and CVP-202, approval of.
APPEARANCES—
For Applicant: H. R. Berkenstock and F. X. Hamilton.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (295-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 295-50-SA June 19, 1950

Subject: Florence Gas Space Heaters—Models CV-200 and CVP-202, approval of.

Florence Stove Company, owner-manufacturer filed April 11, 1950 an application with the Board of Standards and Appeals for approval of the Florence Gas Space Heaters, Models CV-200 and CVP-202 under the provisions of C26-178.O.b, C26-690.O and C26-697.O Administrative Building Code.

Purpose

Flue connected gas fired space heaters for domestic and commercial use.

Description

These gas heaters are circulating vented heaters. The products of combustion are vented through a smoke pipe attached to a chimney. The gas burner is of the standard Bunsen type, since some of the air is injected as primary air and the balance surrounds the burner and supports combustion as secondary air. At normal operation the heater gives a clear blue flame without the deposition of carbon or the generation of carbon monoxide. The casing is made of sheet metal, covered in porcelain enamel, this coating protects the sheet metal from corrosion or rust. The heater is rated at 20,000 B.T.U. per hour unit input. The CV-200 is used on either manufactured, natural or mixed gases. The CVP-202 is equipped with a pilot and is for operation on natural gas or mixed gases of 800 B.T.U. per cubic foot or over. The heaters are constructed with or without pilot light and are manually or automatically operated: The following control combinations are used:

1. A ⅜ inch Schoenberger 161-53A Manual valve or a ⅜ inch Detroit #1410 Manual valve.

2. A ⅜ inch Schoenberger #161-53A Manual valve or a ⅜ inch Detroit #1410 Manual valve ½ inch Baso #828-63 Automatic Pilot valve—Grayson 1176-L Pilot burnerless thermo couple.

3. A ½ x ⅜ Robertshaw Unitrol #A-14.

4. A ⅜ inch Schoenberger #161-53A Manual valve or a ⅜ inch Detroit #1410 Manual Valve, ½ in Baso #828-63 Automatic Pilot valve and ½ inch Minneapolis Honeywell #V898 Automatic Baso Control Valve.

Combination #1 is for use with natural, manufactured or mixed gases only. Combination #2, 3, and 4 for use with natural, manufactured and mixed gases. Combination #1, 2, 4 use a Patrol gum filter in pilot line for manufactured gas. The heaters have been approved by the American Gas Association Certificates, #2-1157-2.001.

Inspection and Test

These heaters were inspected and tested at the showrooms of the applicant at 1 Park Avenue and found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and George Quinlan, representing the applicant.

Recommendation

On the basis of this inspection and test, and the data filed by the applicant, the Committee on Test recommends the approval of the Florence Gas Space Heaters, Models CV-200 and CVP-202 for use in New York City, in other than garages or explosive atmospheres, when installed and operated in accordance with this report, and the provisions of Art. 12, Sub. Art. 1 and specifically C-26-695.0.C of the Administrative Building Code, provided that each appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 295-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance *on condition* that the appliance shall not be used in explosive atmospheres, and in accordance with the above report.

359-50-SA

APPLICANT—Altorfer Bros. Company, owner-manufacturer.

SUBJECT—ABC-O-Matic Home Laundry Automatic Washer, Model 50, approval of.

APPEARANCES—
For Applicant: M. J. Broderick.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (359-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 359-50-SA June 26, 1950
Subject: ABC-O-Matic Home Laundry Automatic Washer, Model 50, approval of.

Altorfer Bros. Company, Peoria, Illinois filed May 15, 1950 an application with the Board of Standards and Appeals for approval of the appliance known as the ABC-O-Matic Home Laundry Automatic Washer, Model 50 under the provisions of C-266-178.0 and C26-1277.0.b Administrative Building Code and the Submerged Inlet Rules of the Board.

Purpose

This appliance is an automatic washing machine.

Description

The ABC-O-Matic Home Laundry Automatic Washer Model 50 operates on an agitator principle and is designed for connecting to a plumbing system and adjacent to a drain outlet.

The water is admitted by two hoses with a standard ¾" garden hose connection through a thermostatic and volume controlling device built in the valve. The admission of water is controlled by two electric coils.

The agitator is of light weight aluminum with three rubber fins for flexing the clothes, and distributing the clothes more evenly. This agitator has 300 impulses per minute.

The power to operate the washer is furnished by a ⅓ electric split phase 110 to 115 volt 5.8 amp. motor. This motor is reversible; it runs counter clock wise when washing and clock wise when spinning.

The mechanism of this washer is belt driven. The bottom on chassis is of steel sections. The outer tub is porcelain and the inner is deep drawn steel which is enameled inside and outside.

The machine is equipped with an emergency cut-off which cuts off the current should tub ever get out of balance. Another safeguard is the fact that if the lid is lifted the washer automatically stops.

The water is introduced through a 1/16" horizontal air gap into a funnel which in turn introduces the water into the tub.

Inspection and Test

Tests were conducted on an ABC-O-Matic Home Laundry Automatic Washer Model 50 at the Laboratory Facilities Department of Water Supply Gas and Electricity, 32 Vanderwater Street, New York City, June 21, 1950. Present at the test were Deputy Chief T. P. Guinee and Chief Engineer L. V. Huber, Committee on Test, J. McCormack, Chief Inspector, Bureau of Water Register and M. J. Broderick and J. W. Heal, representing the applicant.

The machine was subjected to a full wash routine with an excess soap dosage. This dosage would be assumed to create an abnormal soap head condition, but at no time did the soap head interfere with the air gap. The hydraulic test demonstrated that the ABC-O-Matic Home Laundry Automatic Washer Model 50 equipped with an air gap and conforms to Rule 2 of the Submerged Inlet Rules adopted by the Board of Standards and Appeals, February 3, 1939 as amended September 10, 1946 effective October 7, 1946.

Recommendation

On the basis of the foregoing tests, the Committee on Test recommends the approval of the ABC-O-Matic Home Laundry Automatic Washer Model 50 under C26-171.0.a as meeting the requirements of Rule 2 of the Submerged Inlet Rules, adopted by the Board February 3, 1939 as amended September 10, 1946 effective October 7, 1946 and as meeting the requirements of C-266-1277.0.h when connected for the individual unit, and for more than one unit, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2"
12	3"
30	4"

Slop Sink Requirements:

Water line diameter 2½ inches to 4 inches slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C-26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connec-

tion in the battery units. The requirements of the Electric Code shall be met.

It is further recommended that each unit bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City unded Cal. 359-50-SA", and that all installations in batteries be submitted to the Department of Housing and Buildings and Department of Water Supply, Gas and Electricity for inspection in order that the requirements of this approval be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

374-50-SM

APPLICANT—New York Steel Tank Corp., owner-manufacturer.

SUBJECT—New York Steel Tank Corp., 275 Gallon Fuel Oil Tank, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (374-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 374-50-SM June 27, 1950

Subject: New York Steel Tank Corporation 275 Gallon Fuel Oil Tank, approval of.

The New York Steel Tank Corporation owner-manufacturer filed May 23, 1950, an application with the Board of Standards and Appeals for approval of the New York Steel Tank Corporation 275 Gal. Fuel Oil Storage Tank under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A 275 gallon steel tank for storage of fuel oil.

Description

The tanks are constructed of #10 U. S. Gauge commercial grade hot rolled steel. The heads are dished of #10 Gauge hot rolled steel with 1 inch weld offset. The tanks have one lateral welded seam with ¾ inch lap the tanks are to be set vertically 63 inches high, 42 inches by 26 inches and weigh 370 lbs. without plug and legs. The tanks are provided with 4 two inch spuds at top, 4¾ inches, threaded to receive pipe connections and a 1 inch spud for a drain and a ½ inch spud for supply at bottom. These are 4 two inch couplings at the bottom for leg connections.

Inspection and Test

A sample tank was inspected and tested by the Committee on Test at the plant of the applicant at 103-40 99th Street, Ozone Park, Queens. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Joseph Barbanti and Mike Quantarraco, representing the applicant. The tank was subjected to a hydraulic test of 100 lbs. p.s.i. and successfully met the requirements of Rule 10.3.1 of the Oil Burner Rules. Details of construction, workmanship and protection of steel were found to comply with the Rules of the Board.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends that the New York Steel Tank Corporation 275 gallon Fuel Oil Storage Tank be approved for use in fuel oil installations in New York City, when constructed in conformity with the details of this report and the drawings filed with this application, but nothing herein shall be deemed to waive any requirements of the Oil Burner Rules of the Board. It is further recommended that all welding conform to the Fusion Welding and Gas Cutting Rules of the Board and that the permanent fixed plate required by Rule 5.3.2 of the Oil Burner Rules in addition to the wording therein shall have the following wording: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. No. 374-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

448-50-SA

APPLICANT—Crotty Manufacturing Corporation, owner-manufacturer.

SUBJECT—Crotty Water Wall Furnace with Integral Fuel Oil Heater, approval of.

APPEARANCES—
For Applicant: Michael C. Crotty.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (448-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 448-50-SA June 28, 1950

Subject: Crotty Water Wall Furnace with Integral Fuel Oil Heater, approval of.

The Crotty Manufacturing Corporation, owner-manufacturer, filed June 19, 1950, an application with the Board of Standards and Appeals for approval of the Crotty Water Wall Furnace with Integral Fuel Oil Heater, under the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A method of preheating fuel oil for use with oil burners.

Description

This apparatus is used in connection with the firing of standard type commercial and industrial heating boilers, using No. 6 oil as fuel. It is a means of extending the length of a standard boiler furnace, permitting greater flame travel and at the same time adding radiant heating surface, together with forced circulation to the boiler. It reduces high heat temperatures in the boiler furnace. About a year ago this unit was redesigned to include an integral fuel oil heater of the non-contaminating type in its construction.

The Water Wall Furnace consists of two cylinders, one having a larger diameter than the other—one cylinder set within perimeter of the other, allowing a space of approxi-

mately 3" between both cylinders. Water from the boiler is circulated by means of a pump through the space between the cylinders, where it picks up heat from the direct action of the oil burner flame. The resultant hot water is returned to the boiler at the water line. This water is moved in constant circulation during the firing period of the oil burner. While the water is being circulated it attains a high temepature of approximately 230° with no pressure on the boiler.

This high temperature is attained because of the fact that the water is in a confined space in small quantity and under forced circulation. This water temperature of 230° provides a skin temperature on the outside of the Water Wall shell of approximately 210°

The Water Wall shell is constructed of 5/16" thick A.S.M.E. boiler plate. On to this shell is welded a compartment. This is a sealed compartment and consists of a series of baffles welded to the Water Wall shell and arranged in such a fashion that when No. 6 oil is introduced into the lower portion of the compartment, the oil being under pump circulation is moved back and forth in constant motion over the hot surface of the Water Wall shell. A temperature rise of 100° is thereby easily attained because not alone is the hot surface of the Water Wall being used, but the baffle plates already referred to act as extended heating surface.

On installations where this unit has been used, it has provided heated oil up to temperatures of 180°. Because the oil is separated from the boiler water by a wall 5/16" thick, there is no possibility of the oil contaminating the boiler water. The thickness of this boiler plate exceeds the total thickness of the tubing used, even in presently approved non-contaminating heaters. The boiler meets with the low pressure Code of the A.S.M.E. The tubing is standard steel tested to 300 lbs. p.s.i.

Inspection and Test

This apparatus was inspected and tested at 203 West 94th Street, New York City, and found to operate as designed. Present at this test were Chief Engineer Leslie V. Huber of the Committee on Test and Michael C. Crotty, J. Bekassy and Ralph Sibilla, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Crotty Water Wall Furnace with Integral Fuel Oil Heater for use in New York City when installed in accordance with this report, and the requirements of the Oil Burner Rules and the Boiler Code, provided each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 448-50-SA."

EDWIN W. KLEINERT,
Commissioner,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

451-50-SA

APPLICANT—Seymour Kirschenbaum, for Esko Sheet Metal Works, owner-manufacturer.

SUBJECT—Esko Drying Ovens (gas fired), approval of.

APPEARANCES—
For Applicant: Seymour Kirschenbaum.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (451-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

June 30, 1950

Re: Cal. No. 451-50-SA.

Subject: Esko Drying Ovens (Gas fired), approval of.

Seymour Kirschenbaum, sole owner, Esko Sheet Metal Works filed June 7, 1950, an application with the Board of Standards and Appeals for approval of "Esko" Drying Ovens Gas Fired under the provisions of C26-176.0.b and Art. 12 Heating Appliances Combustion and Chimneys of the Administrative Building Code and the Rules of the Board covering the use of equipment for spraying of Paint, Varnishes, Lacquers and other Flammable Surface Coatings.

Purpose

The purpose of this appliance is for the drying of paints, etc., applied to manufactured articles.

Description

This direct gas fired oven is manufactured in sizes from 4 ft. wide by 7 ft. high to 12 ft. wide and 8 ft. high varying from 4 ft. to 20 ft. deep. The oven is employed to dry off and bake painted sheet metal parts, etc. The oven is one compartment with heater either on the inside in a compartment or outside. The work is carried through the oven either on trucks or a conveyor. The walls and ceiling are constructed of 22 ga. double wall panels having 3½ inch thickness of glass wool insulation, the joining between panels is of tongue and grooved construction. Recirculation of heated air is provided by a belt driven blower, the size depending on the size of oven. Exhaust is provided by a separate belt driven blower with a vent to the outer air and is designed to exhaust approximately 350 CFM per each gallon of paint used. The heater which is placed either outside or inside the oven is fired by an atmosphere (Buzzer) gas burner into a heating and mixing compartment prior to entering the working area of the oven. Controls-continuous ignition is provided by a Partlow Saf. T Flame system or equal. The oven door must be open with the recirculation and exhaust blowers in operation before ignition and operation of the oven will take place. An automatic gas shut-off is provided in event of recirculation fan failure by means of a pressure switch (Lovac) at the intake side of the blower. The Partlow Saf-T Flame system provides for the shutting off of the gas supply in event of pilot flame failure. In case of pilot flame failure reignition is by manual operation only. The temperature control is provided by a Partlow Indicating Controller or equal wired in series with the main burner solenoid valve. All safety switches are connected in series with the Partlow equipment. A stainless steel or copper screen of 40-40 mesh far enough away that the flame will not impinge on it is provided in the circulating system before heated air enters the oven working area.

Inspection and Test

A model of this oven was inspected and tested at 9-11 40th Avenue, Long Island City and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Seymour Kirschenbaum, representing the applicant.

Recommendation

On the basis of the foregoing inspection and the data filed with the application, the Committee on Test recommends the approval under C26-191.0 of the Esko Drying Oven, Gas Fired, provided the oven and appurtenance is installed in accordance with the requirements of Article 12 of the Administrative Code and the Rules of the Board covering

the Use of Equipment for Spraying of Paint, Varnishes, Lacquers and other such Flammable Surface Coatings and the Storage of such Materials and provided further that the oven shall be properly located and supported in accordance with the Administrative Building Code; that there shall be installed between the Bubber heaters and the oven, a stainless steel or copper screen of 40-40 mesh far enough away that the flame will not impine on it and all conveyors shall comply with the requirements of the Code and with the Labor Law and each oven shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 451-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

APPEALS FROM ADMINISTRATIVE DECISIONS

779-49-A

APPLICANT—Harry George Greene, for 743 5th Avenue Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—743 Fifth Avenue, east side, 62 ft. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan.
APPEARANCES—
For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (779-49-A)

WHEREAS, Henry George Greene, for 743 Fifth Avenue Corporation, owner, filed October 28, 1949 an appeal from a decision of the Borough Superintendent, affecting premises 743 Fifth avenue, east side, 62 ft. 3 in. north of East 57th street, (Block 1293, Lot 3), Borough of Manhattan; and

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1950, as to amendment to Alt. Applic. 966-47, reads:

"Obj. 2—Exits inadequate under sections 6.1.5 and 6.1.7 code as follows:

a. Provide a fire tower as per sections 6.1.2.2.3, 6.5, and 6.5.2 code—reconsideration denied.

b. Provide 2 means of egress from structure, sections 6.1.2.2.3, 6.4.1.11 code—reconsideration denied.

c. Stairs to be 3′ 8″ wide, section 6.4.1.1 code—reconsideration denied.

d. Stairs from 2nd fl. to be good for capacity based on Sect. 6.1.2.3. code—reconsideration denied.

f. Enclosure of stairs to comply with section 6.4.1.7.1 code—reconsideration denied.

i. Winders contrary to section 6.4.1.4 code—reconsideration denied.

3.a. Require 50 lbs. per sq. ft. live load and allowance for partitions unless figured separately, sections 7.3.2.2.2 and 7.3.1.1 code—reconsideration denied."

and

WHEREAS, the applicant states that the building is 9 stories and penthouse, 97 ft. in height, 19 ft. 7 in. by 100 ft. in area, of fireproof construction, erected 1915, located in a restricted retail use, B area, Class 1½ height district, used and occupied since 1915; basement, storage and boiler room; 1st floor, store, 8 persons; 2nd floor, vacant; 3rd floor, jeweler and superintendents apartment, 8 persons; 4th and 5th floors, bachelors' apartment, 8 persons each floor; 6th floor, advertising office, 8 persons; 7th, 8th, 9th and penthouse stories, bachelors' apartments, and proposed to be used and occupied upon completion of alteration as follows: cellar, storage and boiler room; 1st floor, store, 8 persons; 2nd floor, offices and showroom, 20 persons; 3rd to penthouse stories, offices, 20 persons each floor; that building is equipped with an approved standpipe system, one 3 ft. 6 in. wide steel interior stairway enclosed in 4-in. terra cotta blocks, equipped with fireproof self-closing doors leading direct to street, and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that the existing approved occupancy is business on the 1st and 2nd floors and resident studio apartments above the 2nd floor; that the building is classified in the Housing Commission as a heretofore Class A multiple dwelling; that the premises were considered by the Board under Cal. 671-28-S on a question of factory occupancy and denied, and that such occupancy has since been terminated; that the proposed office use will involve one tenant for each floor only and it is proposed to install an additional exit by means of an exterior fire stair starting at roof and terminating at cellar level with egress therefrom by a fireproof passage to the front exit; that this will provide 2 means of egress for each floor and the proposed occupancy will never exceed the capacity of the primary exit; that the present stairs are enclosed with 4-in. terra cotta blocks, plastered both sides, and all existing non-fireproof doors in the stair enclosure will be removed and new one-hour fireproof self-closing opening protective assemblies will be installed; that winders occur at the stair from 1st floor to cellar only; that the present live load is 40 lbs. per sq. ft. and the proposed use will not affect this live load since the occupancy will be light and restricted to offices; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the application should not be granted.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

272-50-A

APPLICANT—Edward J. Hurley, for Estate of Bernard London, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—186-192 West 4th street and 9-13 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan.
APPEARANCES—
For Applicant: Edward J. Hurley.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (272-50-A)

WHEREAS, Edward J. Hurley for Estate of Bernard London, owner, filed April 10, 1950, an appeal from a decision of the borough superintendent, affecting premises 186-192 West 4th street and 9-13 Barrow street, southwest corner (Block 590, Lot 69), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 4, 1950, as to amendment to Alt. Applic. 1069/47, reads:

"1. Provide at least two remote unobstructed means of egress for each tenant on 4th, 5th & 6th floors. Fire escape not accepted as a required means of egress in a

bldg. exceeding 5 stories in height as per Sec. 271 Labor Law."

and

WHEREAS, the applicant states the building is 8 stories, 90 ft. in height, 81 ft. 1½ in. by 126 ft. 4 in. in area, of fireproof construction, erected in 1897, located in a residence use, C area, Class 1¼ height district; used and occupied since 1897: Cellar—boiler-room and storage, 1 person; 1st floor—restaurant, plumbers office, machine shop, 20 persons; 2nd fl., leather manufacturing, 50 persons; 3rd floor—printing plant, 45 persons; 4th fl., printing plant and shipping, 31 persons; 5th fl., machine shop and storage, 24 persons; 6th floor—printing plant and jewelry, 60 persons; 7th fl., jewelry manufacturing, 70 persons; 8th floor—printing, office and library, 25 persons; that the building is provided with an approved two-source sprinkler system, interior fire alarm system; that there are three 3 ft. 6 in. wide interior steel stairs, 8 in. brick or 4 in. portland cement enclosed, equipped with kalamein self-closing doors and leading from roof bulkhead direct to street and one proposed fire escape on the west side, extending to roof by ladder and to street by stair; that window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, the applicant contends that the Board is requested to vary Section 271 of the Labor Law to accept exits as shown for the several tenants on the 4th, 5th and 6th floors; that the building has been used as a factory since 1897, which use is covered by Certificate of Occupancy 3387/21; that the building is equipped with a two-source sprinkler system and interior fire alarm system and three main fireproof enclosed stairs and proposed to be equipped with fire escapes on Barrow street as a secondary egress from spaces on the south side of the 4th, 5th and 6th floors; that all other spaces have two required means of egress; that new fire escapes will be accessible through kalamein door and all windows on new fire escapes will be self-closing, glazed with wire glass; and

WHEREAS, Certificate of Occupancy 3387 issued July 5, 1921, permits the following use and occupancy: Cellar—storage; 1st floor—restaurant and dancing, 35 persons; 2nd to 8th floors—factory—40 persons on each of the 2nd and 3rd; 47 on the 4th, 38 on the 5th, 35 on each of the 6th and 7th and 5 on the 8th; and

WHEREAS, the applicant states that the new Labor Law fire escape will be located at the southwest end of the building; that the existing supplementary fire escape is located at the southeast end of the building and complies with Section 273 of the Labor Law except that it does not lead directly to the street but to the adjoining yard; that egress from the lower termination of this rear fire escape is by drop ladders to adjoining yard, permission for the use of which was filed February 15, 1945 with the borough superintendent in connection with PA Applic. 1244/43.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of Section 271 of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 1069/47, Objection 1, and that the appeal be and it hereby is *granted*, to permit the exits as proposed and as indicated on plans filed with this application, marked "Received April 10, 1950" (9 sheets) and "June 30, 1950" (1 sheet), *on condition* that the occupancy per floor shall remain substantially as proposed; that the two-source sprinkler system and interior fire alarm system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that in addition a doorway leading to the central stairway shall be introduced for more available exits on all floors where there are subdividing partitions separating tenants' occupancies; and that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

388-50-A

APPLICANT—Charles J. Stidolph, for Harry Gottlieb, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street-proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Joseph Vinci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (388-50-A)

WHEREAS, Charles J. Stidolph, for Harry Gottlieb, owner filed June 5, 1950, an application pursuant to section 35 of the General City Law and an appeal from a decision of the borough superintendent, affecting premises 60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated May 31, 1950, acting on Alt. Applic. 445/50, reads:

"2. It is unlawful to extend frame building beyond total area of 600 sq. ft., sec. 4.2.1.

3. No work permitted within the 34 ft. street widening on Metropolitan Ave. unless approved by Bd. of Stds., sec. 35 of General City Law."

and

WHEREAS, the applicant states the premises consist of a plot 100.75 ft. by 100 ft. and 107.93 ft. in area, in a business use, C area, Class 1 height district, upon which there exists a one and two-story frame building 71 ft. and 9 ft. 4 ft. front by 39 ft. 4 in. and 50 ft. 3 in., the major portion of which building extends within the proposed 34 ft. widening of Metropolitan avenue; that it is now proposed to erect a one-story masonry extension to existing building 19 ft. 8 in. by 15 ft. irregular in area, a portion of which extension will extend within the proposed widening of Metropolitan avenue; that the existing building was erected prior to 1895; that the premises are in use as follows: Cellar—heating; 1st floor—store and warehouse; 2nd floor—warehouse and residence; the use and occupancy will remain unchanged; and

WHEREAS, the applicant contends that it is proposed to increase the size of the present frame building by the erection of a brick extension at the first floor, southeast corner; that the proposed extension will be within the proposed widening of Metropolitan avenue; that the purpose of the alteration is to enlarge the present store to provide more selling and display space.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 445/50, objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the extension as proposed and as indicated on plans filed marked "Received June 5, 1950" (10 sheets), *on condition* that, in accordance with the verbal representation by the applicant's representative that in the event that portion of the premises to be occupied by the proposed extension is acquired by the city for the proposed street widening, the extension will be removed by the owner at his expense and no claim made for this portion of the building, but only for the value of the land itself as determined by the court; and as to Objection 2, to permit the proposed extension to the existing frame building, as proposed and as indicated on such plans filed, *on condition* that the walls of the extension shall be constructed of 8-in. cinder block as proposed.

400-50-A

APPLICANT—Leon R. Levy, for 7545 Realty Corp., owner.

MINUTES

SUBJECT—Appeal from a decision of borough superintendent.

PREMISES AFFECTED—55-61 East 52nd street, north side, 150 ft. east of Madison avenue (1st floor and mezzanine); (Block 1288, Lots 26½, 27, 27½ and 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Carlo F. Marano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

TSE RESOLUTION (400-50-A)

WHEREAS, Leon R. Levy, for 7545 Realty Corporation, owner, filed June 7, 1950 an appeal from a decision of the borough superintendent, affecting premises 55-61 east 52nd street, north side, 150 ft. east of Madison avenue, 1st floor and mezzanine; (Block 1288, Lots 26½, 27, 27½ and 28), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 1, 1950 acting on amendment to N. B. Applic. 68-50 reads:

"2. Proposed mezzanine exceeds 50% of floor area below, therefore should comply with the following sections 6.1.2.2.4 (4)a and 6.3.3-(b) B.C.

1. Stairs should be of sufficient size to accommodate the number of persons as computed under section 6.1.2.3. B.C."

and

WHEREAS, the applicant states that 55 East 52nd street is three stories and basement in height, 13 ft. 11 in. by 50 ft. in area, of class 3 construction, used and occupied as follows: basement—caterer's kitchen—4 persons; 1st floor—office; 2nd and 3rd floors—living quarters; that 57 East 52nd street is three stories and basement in height, 13 ft. 9 in. by 50 ft. in area, of class 3 construction, used and occupied; basement—dog kennels—2 persons; 1st floor—office—1 person; 2nd and 3rd floors—living quarters—3 persons; that 59 East 52nd street is four stories and basement, 13 ft. 9 in. by 50 ft. in area, of class 3 construction, used and occupied as follows: basement—storage; 1st floor—office; 2nd, 3rd and 4th floors—living quarters; that 61 East 52nd street is three stories and basement, 13 ft. 10 in. by 50 ft. in area, of class 3 construction, used and occupied throughout for offices; that all of these buildings were erected in approximately 1872 and are located on a plot in a retail use B area class 1½ height district; that it is proposed to demolish the four existing buildings and to erect a one story and mezzanine building, 24 ft. 10 in. in height, 55 ft. 3 in. by 100 ft. 5 in. in area, of class 1 construction, for occupancy as follows: cellar—storage; 1st floor—three stores—25 persons each, mezzanine—25 persons in each section; that the building will be provided with one 3 ft. 8 in. wide interior steel stairs, enclosed in 6 in. cinder block, equipped with fireproof self-closing one hour test doors and will lead direct to street through passage and will be provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that N. B. 68-50 was approved for the erection of a one story and mezzanine store building; that an amendment was filed to extend the mezzanine to within 23 ft. of the street line and was disapproved with the objections herein appealed; that the applicant states that the objections are justified but, however, requests the Board to permit the extension of the mezzanine to within 23 ft. of the street line, making a total mezzanine area of approximately 76%, and to grant a modification of the code for the following reasons; that as the values of real estate in this section of the city are high, it would be a hardship to the owner if the area of the mezzanine is limited to 50% as the expected profit in this project will be that obtained from that portion of the mezzanine in excess of 50% and that according to the code, the building could be erected non-fireproof but if the Board grants permission herein requested to increase the mezzanine area, the owner will construct the building of fireproof material; that the structure will be divided into units with separating partitions of masonry material having a fire-resistive rating of three hours; that the rear stairway will be enclosed in material having a fire-resistive rating of three hours; that the area of the stairways, halls, landings, and fire passage on the cellar level are sufficient to hold the entire occupancy including the occupancy of the proposed mezzanine extension; that it is proposed to limit each unit to 50 persons so that the total capacity will not exceed 150 persons; that this limitation will then permit the level of the cellar passage to be down 8 ft. below the grade required by section 6.3.3 (b).

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

404-50-A

APPLICANT—Robert Gottlieb, for Hyman Rothenberg, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—929 East 169th street, north side, 60.2 ft. east of Fox street (Block 2719, Lot 78), Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (404-50-A)

WHEREAS, Robert Gottlieb, for Hyman Rothenberg, owner filed June 9, 1950, an appeal from a decision of the borough superintendent, affecting premises 929 East 169th street, north side, 60.2 ft. east of Fox street (first floor); (Block 2719, Lot 78), Borough of the Bronx; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1950, acting on Alt. Applic. 415-50, reads:

"1. Proposed increase in area for business use in this frame building, is contrary to Sections 2.1.3.5 and 4.2.1 of the Building Code."

and

WHEREAS, Violation was issued by the Division of Housing on March 3, 1948, for removing first and 2nd cross partition from rear at east first story; removing fore and aft partition and 2nd room from rear 1st story; for shifting all partitions from front of building to shaft at west 2 in., reducing width of 1st story public hall; and

WHEREAS, the applicant states that the building is 3 stories, 33 ft. in height; 20 ft. by 60 ft. in area, of Class 4 construction; erected 1905; located on a lot 20 ft. by 87.6 ft. in area, in a business use, B area, Class 1½ height district, and used and occupied since 1948—cellar, storage and boiler room; 1st floor, store and one family; 2nd floor, one family; 3rd floor, one family; proposed to be used and occupied—cellar, storage and boiler; 1st floor, store; 2nd floor, one family; 3rd floor, one family, that the building is provided with one 2 ft. 8 in. wide wood stairs, enclosed in plaster partitions, equipped with wood self-closing doors, leading direct to street and provided with a ladder and a scuttle to roof and one fire escape on the rear extending to roof by ladder and to yard by ladder with egress through gate in the fence and thence through adjoining building and;

WHEREAS, the applicant contends that the building was erected in 1905 as a three family frame multiple dwelling with store at the front of the 1st floor and a two room apartment at the rear; that the second and third floors each contain a six-room apartment; that the side and rear walls are brick filled; that about 3 years ago the side and rear

interior walls were removed and the store extended and a violation was issued by the Division of Housing; that in view of the fact that the increase of space is small and the use of the store is non-hazardous and that the apartment will be removed and the building no longer classified as a multiple dwelling it is requested the Board grant a variation so as to permit conditions to be legalized.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 415-50, Obj. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the building to be reclassified as a two family dwelling and the extension of business throughout the first floor by removal of partitions, generally as proposed and as indicated on plans filed with this appeal marked "Received July 11, 1950," (two sheets), *on condition* that the kitchen on the first floor used in connection with the former first floor apartment shall be completely removed and no portion of the first floor shall be used for living purposes; that a consent shall be filed from the adjoining owner to permit exit across the adjoining premises through a gate in the fence to provide an exit from the rear fire escape; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

424-50-A

APPLICANT—Tobias Goldstone, for Triangle Steel Products Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—250-258 Meserole avenue and 245 Russell street, southwest corner (Block 2628, Lot 9—formerly 6), Borough of Brooklyn.

APPEARANCES—
For Applicant: Tobias Goldstone and Ariosto Gozzi.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (424-50-A)

WHEREAS, Tobias Goldstone, for Triangle Steel Products Corporation, owner, filed June 9, 1950 an appeal from a decision of the borough superintendent, affecting premises 250-258 Meserole avenue and 245 Russell street, southwest corner (2nd floor); (Block 2628, Lot 9), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 2, 1950 acting on Alt. Applic. 3926-49, reads:

"1. Provide two exits from each floor as per Sect. 270 Labor Law."

and

WHEREAS, the applicant states that the building is one and two stories, 24 ft. 8 in. in height, 100 ft. by 100 ft. in area at 1st floor, 33 ft. 10 in. by 25 ft. 4 in. in area at typical floor, of Class 3 construction, erected in 1930, located in an unrestricted use, A area, Class 2 height district, used and occupied since erection as follows: cellar, boiler room; 1st floor, manufacturing steel bucks, 20 persons; 2nd floor, offices, 15 persons; proposed to be used and occupied upon completion of the alteration herein proposed without change; that the building is provided with one 4 ft. wide wood stairs, enclosed in partitions of studs, wire lath and cement plaster, both sides, equipped with fireproof self-closing doors, leading direct to street, and provided with a ladder and scuttle to roof, and one new counterbalanced stairway and balcony is proposed on the Meserole avenue side; and

WHEREAS, Certificate of Occupancy 61712 issued September 20, 1930 upon completion of work under N.B. 5601-30 permits the use of the building as follows: cellar, ordinary; 1st floor, factory; 2nd floor, office; and

WHEREAS, the applicant contends that the building was erected under Permit 7483-30; that it is proposed to extend the present office on the 2nd floor by erecting a brick extension at the 2nd floor level; that this extension will be constructed of brick with wood roof beams and all steel supporting new walls of the 2nd floor extension to be properly fireproofed; that there now exists a 4 ft. stairway, enclosed in fire-retarded partitions and brick walls, equipped with fireproof self-closing doors at 1st and 2nd floor levels; that there are 15 occupants on the 2nd floor, which is used as a general office and drafting room; that the new extension will be used as a drafting room, estimating room and private and general offices; that the number of occupants on the 2nd floor will not be increased beyond the 15 persons; that inasmuch as the number of occupants on the 2nd floor will not be increased and although the area will be enlarged so that it will not exceed 2500 sq. ft., and that the front and one side wall face on streets, and it is proposed to make a door from the new office portion to the roof of the present one story portion, it is requested that the Board permit the installation of a 2 ft. iron counterbalanced stairway and balcony leading from the 2nd floor to street level as a second means of egress from the 2nd floor; that exits on the 1st floor will be made to comply with section 270 of the Labor Law.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 3926-49, Objection 1, and that the application be and it hereby is *granted on condition* that the enlarged second story shall be for general offices and shall have in addition to the primary means of exit leading directly to the street a fire escape balcony with counterbalanced ladder to street and a door opening on the first story roof, as proposed and as indicated on plans filed with this appeal marked "Received June 9, 1950"; that in all other respects the building and occupancy shall comply with all laws and rules applicable thereto.

430-50-A

APPLICANT—H. M. Cole, for Irwin Spritzer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2392 Grand avenue, east side, 150 ft. north of West 184th street (Block 3199, Lot 7), Borough of The Bronx.

APPEARANCES—
For Applicant: H. M. Cole.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (430-50-A)

WHEREAS, H. M. Cole, for Irwin Spritzer, owner, filed June 16, 1950 an appeal from a decision of the borough superintendent, affecting premises 2392 Grand avenue, east side, 150 ft. north of West 184th street (Block 3199, Lot 7), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated June 12, 1950 acting on Alt. Applic. 448-50, reads:

"1. Proposed increase in occupancy, from a one-family 2 story and Attic Frame Dwelling, to two-families and Doctor's Office, by creating an apartment in the Attic, is contrary to Section 2.1.3.5 and 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is two stories and attic, 32 ft. in height, 25 ft. by 55 ft. in area at 1st floor, 25 ft. by 49 ft. in area at 2nd floor, of Class 4 construction, erected in 1898, located in a residence use, B

area, Class 1¼ height district, used and occupied: cellar, boiler and storage; 1st floor, doctor's office; 2nd floor, doctor's apartment; attic, one apartment; that the building is provided with one 3 ft. wide wood stairs, enclosed in partitions of wood studs and plaster, equipped with wood doors which are not self-closing; that stairhall leads direct to street; that there is one fire escape at the rear with egress from its lower termination to street through yard; and

WHEREAS, the applicant contends that the building was erected as a private dwelling in 1898; that the existing stairhall to the attic floor and the type of material and construction indicate that the rooms on the attic floor have existed for a long period of time; that the present owner purchased the building in June 1946 and occupied it until February 1948, during which time he found the rooms on the attic floor including bath room and kitchen existing in their present arrangement; that in February 1948 the owner moved, leasing the first and second floors of the building and turning his practice over to Dr. Crowell, the present occupant; that since Dr. Crowell had no need for the rooms on the attic floor, the owner rented the apartment to another family, assuming that since the search in the Department of Housing and Buildings revealed no violations, the attic apartment was legal; that in order to refinance the mortgage, the owner found that a certificate of occupancy was necessary and a more thorough search of the records indicated that the building was recorded as a one family dwelling; that it is now proposed to install a new fire escape from the attic floor and from the second floor to the rear yard with access to the street by means of the side yards on either side of the building; that section C26-261.0 of the Administrative Code will be complied with and it is respectfully requested that use of the attic floor as an apartment be permitted to continue.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 448-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building substantially as proposed and as indicated on plans filed with this appeal marked "Received June 16, 1950," (4 sheets), and "July 10, 1950," (1 sheet), *on condition* that the building shall not be increased in height or area; that at no time shall there be more than two families residing within the building; that in all other respects the building and occupancy shall comply with all laws and rules applicable to the building and occupancy; that the fire escape as proposed and as shown on such plans as a second means of exit from the attic floor and 2nd floor shall be constructed and maintained in accordance with the requirements therefor.

466-50-A

APPLICANT—Nathan H. Schiff, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—178 Duffield street, west side, 225 ft. south of Myrtle avenue (Block 2058, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan H. Schiff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (466-50-A)

WHEREAS, Nathan H. Schiff, owner, filed June 27, 1950 an appeal from a decision of the borough superintendent affecting premises 178 Duffield street, west side, 225 ft. south of Myrtle avenue (Block 2058, Lot 37), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 5, 1950, acting on Alt. Applic. 1232-50, reads:

"1. Provide a dual means of egress, remote from each other, from all floors and cellar and conforming with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 3 stories, 43 ft. in height; 20 ft. by 45 ft. in area, on a lot 20 ft. by 100 ft. in area, of Class 3 construction; erected approximately 1890, located in an unrestricted use, B area, Class 1½ height district, and used and occupied since 1937—cellar, storage and boiler room; basement, 1st, 2nd and 3rd floors, one apartment each floor; entire building now vacant, and proposed to be increased in area to 20 ft. by 100 ft. class 3 construction, and to be used and occupied as follows: Cellar, storage no persons; basement, 1st, 2nd and 3rd floors, sheet metal factory, 10 persons each floor; that the building is provided with one 3 ft. wide interior stairs of steel and cement treads, enclosed in partitions of wood studs, metal lath and plaster both sides above the basement story and at the basement with gypsum blocks; that stairs are equipped with fireproof self-closing doors and lead from roof bulkhead direct to street; that there is one fire escape at the front leading to roof by ladder and to street by ladder; that window and door openings on the course of this fire escape are not fireproof self-closing and

WHEREAS, the applicant contends that the building was formerly a multiple dwelling and is now vacant; that it is proposed to remove all interior partitions and extend the building to the rear line; that a new stairway will be installed and the old stairway removed; that the new stairway will include a bulkhead to the roof and the fire escape will be provided with ladders to the roof and to street; that permission is sought to use the fire escape as a second means of egress; that the building to the south is adjoining; that the only possible exits to the street remaining for a second stairway would be to the rear lot line on the west and to the north where there is an alleyway between the adjacent building and 178 Duffield street; that the owners of these premises refuse to give permission for such egress; that due to the low occupancy of the building it is not essential to the safety of the occupants to provide a second stairway within the building; that the narrow width of the building creates the problem of utilizing floor space if a second stairway is to be provided; that permission has been granted by the adjoining owner for the use of the roof and stairway in adjoining building which is accessible through roof bulkhead and fire escape of the building in question.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of Section 270 of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 1232-50, Objection 1, and that the application be and it hereby is *granted* to permit the exits as proposed and as indicated on plans filed with this application marked "Received June 27, 1950", (4 sheets); that the primary means of exit shall be a new stair as proposed leading directly to street and enclosed in accordance with the requirements of the Building Code and Labor Law; that as a second means, a fire escape shall be constructed on the front of the building with a goose neck ladder to roof and counterbalanced stair to the street as proposed and shown; that the cellar shall not be used for factory purposes but may be for storage of steel material in connection with the use of the first and second floors; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

515-50-A

APPLICANT—Bernard W. Guenther, for Joint Queensview Housing Enterprise, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—33-24 and 33-52 Crescent street, northwest corner of 34th avenue and southwest corner of 33rd road; 21-20 to 21-80 33rd road, south side, 242.37 ft. and 377.04 ft. east of 21st street and

186.21 ft., 320.87 ft., and 455.54 ft., west of Crescent street; 21-25 to 21-85 34th avenue, north side, 150.61 ft., 285.29 ft. and 419.95 ft., west of Crescent street and 275.66 ft., and 410.32 ft., east of 21st street (Block 557, Lot 3), Astoria, Borough of Queens.

APPEARANCES—
For Applicant: Bernard W. Guenther, Fred L. Severud and Alfred Rheinstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (515-50-A)

WHEREAS, Bernard W. Guenther, for Joint Queensview Housing Enterprise, Inc., owner, filed July 10, 1950, an appeal from a decision of the borough superintendent, affecting Queensview Houses, bounded by Crescent street, 34th avenue and 33rd road (Block 557, Lot 3), Astoria, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated July 5, 1950, on amendment to N. B. Applications 4823 to 4834-49, inclusive, reads:

"1. The proposed precast hollow concrete panel wall section, must show compliance with Sec. 7.1.4 and 8.4.9.4 of the Building Code."

and

WHEREAS, the applicant states that the premises consist of a plot 1020 ft. by 441 ft. in area, upon which it is proposed to erect 12 fourteen story class 1 constructed, Class A multiple dwellings; 55 ft. 3 in. by 62 ft. 3½ in.; 55 ft. 3 in. by 76 ft. 11½ in.; and 55 ft. 3 in. by 123 ft. 11 in. in area; and

WHEREAS, the applicant contends that is proposed to use hollow concrete panels manufactured by Precast Building Sections, Inc. as exterior panel walls at the first floor; that Section 7.1.1.4 deals with solid or hollow concrete building block or tile; that it is proposed to use a monolithic wall panel of the type for which application for general approval is pending before the Board under Cal. 520-48-SM; that Section 7.1.1.4 is not applicable to the product in question; that Section 8.4.9.4, paragraph a, covers thickness of panel walls of solid or hollow masonry units; that in view of the special design of the precast building sections, the Code is not considered applicable in paragraph A of Section 8.4.9.4; that paragraph b of such section deals with the lateral supports required of such panel walls; that details filed with this appeal indicate the proposed manner of securing the precast sections to the structural frame; that these precast sections are constructed in the identical cross section specified under section C26-633.5 for fire partitions which must have a three hour rating whereas the requirements for panel walls are only two hours; that it is felt that the panel walls will have the required fire rating as the end of the wall sections are mortised so that when joints are filled, mortar tenons key the section together and form fire stops and insulation which are not provided by smaller blocks which pass the three hour fire test; that the precast building sections will be used only for walls supported directly on foundation beams and extending one story above ground; that tests made under the direction of the Board in connection with Cal. 520-48-SM demonstrated that the precast sections are capable of withstanding maximum wind pressures and exposure; that in the remote event that fire tests should prove too severe for the material when such tests are made, special fireproofing measures can be taken at the areas of the walls at public spaces to the satisfaction of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to N. B. Applications 4823 to 4834-49, inclusive, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use on these particular buildings of the hollow concrete panels as proposed and as indicated on plans filed with this appeal marked "Received July 10, 1950", (2 sheets), and as are now subject to fire test under Cal. No. 520-48-SM on the condition that the panels shall be constructed and installed as proposed and as already tested by the Board as to wind pressure and exposure; that in the event the test for fire does not prove satisfactory, the applicant shall confer with the Board as to what measures will be taken on this particular installation to meet the code requirements to the Board's satisfaction; that the granting by this Board of this particular variance shall not be deemed as a precedent for other installations at least until after favorable action by the Board has been taken after the fire test under Cal. No. 520-48-SM.

319-46-A

APPLICANT—R. L. Heeren, for The Brooklyn Union Gas Co., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution—re Application for consideration re decision of the commissioner of marine and aviation (previously granted on condition).

PREMISES AFFECTED—425-461 Smith street, southeast corner of 5th street (Block 471, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: R. L. Heeren and L. A. Hunziker.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (319-46-A)

WHEREAS, this appeal from a decision of the borough superintendent and a decision of the fire commissioner affecting premises 425-461 Smith street, southeast corner of 5th street (Block 471, Lot 1), Borough of Brooklyn was granted by the Board June 4, 1946, as Vol. I, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant requested that the resolution of June 4, 1946, be amended so as to permit the portion of building I, formerly used for storage of machine parts and fire brick, to be used for welding and blacksmith work; and

WHEREAS, the applicant states that since the action of the Board on June 4, 1946, the 7,000 gallon oil tank has been provided with an automatic carbon dioxide fire extinguishing system in addition to the steam smothering system; and

WHEREAS, it is now proposed to erect a fireproof structure around the tank and pumps handling the scrubbing oil as filed with the Department of Marine and Aviation under Application No. 38518 and as indiated on plans filed with this application marked received "June 29, 1950," 4 sheets.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 4, 1946, by adding thereto:

". . . the portion of building I may be used for welding and blacksmithing work as proposed and as indicated on plans marked "Received June 29, 1950," (4 sheets), *on condition* that any opening in the proposed fireproof enclosure walls shall be protected with fireproof self-closing doors and provided with a 6 in. sill; that there shall be no opening leading from the tank and pump enclosure to the portion of the building to be used for welding and blacksmith work; that the automatic carbon dioxide system, the steam smothering system, the plant salt water fire extinguishing system and the hourly supervision by night watchman shall be maintained to the satisfaction of the administrative official; that in all other respects the resolution adopted on June 4, 1946 shall be complied with (Misc. Applic. 1399-46, B.N. 217-46, and App. 38518-50 M & A).

MINUTES

220-50-A

APPLICANT—A. H. Salkowitz, for Melba Garden Homes, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—147-76 and 147-80 8th avenue, south side, 47.7 ft. and 87.7 ft., west of 149th street (Block 4476, Lots 33 and 35), Whitestone, Borough of Queens.
APPEARANCES—
For Applieant: None.
For Administration: Samuel L. Beeker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdoek, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

405-50-A

APPLICANT—Louis E. Ordwein, for Adneil Realty Corporation, owner.
SUBJECT—An applieation pursuant to section 35 of the General City Law to permit the erection of an addition to the second story of an existing building located in the bed of a mapped street (51st street).
PREMISES AFFECTED—45-48 51st street, west side, 100 ft. north of 47th avenue, southeast eorner of 60th place (Bloek 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).
APPEARANCES—
For Applieant: Louis E. Ordwein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn at request of applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdoek, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

879-49-A—Vol. II

APPLICANT—Andrew Di Camillo, for Philip Q. Valente, owner.
SUBJECT—Applieation reopened June 20, 1950 as Vol. II—re Appeal from a decision of the borough superintendent (previously granted on eondition); (under section 36, General City Law re proposed building located on street not on City Map—Harbor Lane).
PREMISES AFFECTED — 24 Harbor lane (Creseent court), south side, 150 ft. west of Harbor View terrace (Block 5975, Lot 208), Borough of Brooklyn.
APPEARANCES—
For Applieant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950 at 10 A.M. No appearance for applicant.

98-48-A—Vol. II

APPLICANT—Saul Goldsmith, for Paul Uhlich and Co., Inc., owner.
SUBJECT—Applieation reopened June 6, 1950 re Appeal from a deeision of the borough superintendent (previously denied).
PREMISES AFFECTED—31-43 (35 displayed) Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.
APPEARANCES—
For Applieant: Saul Goldsmith.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950 at 10 A.M. for inspection and decision; hearing closed.

769-49-A

APPLICANT—Herman Miller, for Orange Willow Corp., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.
APPEARANCES—
For Applicant: Benjamin Miller and Ernest Ohmen.
For Administration: Thomas A. Larkin, Fire Dep't.
ACTION OF BOARD—Laid over to September 12, 1950, at 2 P.M., for applicant to furnish evidence that the work approved by the Department of Housing and Buildings has been eompleted in compliance with section 67 of the Multiple Dwelling Law.

770-49-A

APPLICANT—Herman Miller, for Orange-Willow Corp., owner.
SUBJECT—Appeal from an order of the fire eommissioner.
PREMISES AFFECTED—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Bloek 219, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Benjamin Miller and Ernest Ohmen.
For Administration: Thomas A. Larkin, Fire Dep't.
ACTION OF BOARD—Laid over to September 12, 1950, at 2 P.M., for applicant to furnish evidence that the work approved by the Department of Housing and Buildings has been completed in compliance with seetion 67 of the Multiple Dwelling Law.

ZONING APPLICATIONS

921-26-BZ—Vol. II

APPLICANT—Henry Nordheim, for B. and R. Holding Corp., owner.
SUBJECT—Application for consideration—reopening and extension of term of varianee—re Application (decision of the borough superintendent), previously granted on eondition, under seetions 7e, 7i and 21 of the zoning resolution, permitting in a business and unrestricted use distriet, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehieles and motor vehiele repair shop, for a term of years.
PREMISES AFFECTED—2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Bloek 3140, Lot 16), Borough of The Bronx.
APPEARANCES—
For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Applieation reopened and term of varianee extended.
THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (921-26-BZ—Vol. II)

WHEREAS, this application under the zoning resolution, to permit in a business use district the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 1032 East 180th street, Borough of The Bronx, was granted by the Board as Vol. I, March 15, 1927, on certain conditions; and

WHEREAS, plans submitted by the applicant were approved by the Board October 18, 1927 as being in substantial compliance with the resolution of March 15, 1927; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in business and unrestricted use districts, the change in occupancy from garage for more than five motor vehicles and stores to garage for more than five motor vehicles, stores and motor vehicle repair shop, affecting premises 2100 Boston road, 1040 East 180th street, southeast corner and 2085 Bronx street (Block 3140, Lot 16), Borough of The Bronx, was amended as Vol. II, July 20, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1927, as amended through July 20, 1948, only so far as it has reference to the extension of the term of the variance, so that as amended this portion of the resolution shall read:

"... that the term of this variance may be extended for two (2) years from the date of this amended resolution; that a new certificate of occupancy shall be obtained (Alt. Applic. 83-48)."

743-42-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Samuel and Abraham Wolfer, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office and also the parking and storage of more than five motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—51-59 Maujer street and 451-457 Lorimer street, northwest corner (Block 2785, Lots 32, 35 and 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (743-42-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district the parking and storage of more than five motor vehicles, affecting premises 51-59 Maujer street and 451-457 Lorimer street, northwest corner (Block 2785, Lots 32, 35 and 36), Borough of Brooklyn, was granted by the Board as Vol. I, February 9, 1943 on certain conditions; and

WHEREAS, the resolution was amended and the term of variance was extended March 5, 1946; and

WHEREAS, the term of variance was further extended April 6, 1948; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of fifteen (15) years; was granted by the Board as Vol. II, April 26, 1949, on certain conditions; and

WHEREAS, plans were approved May 24, 1949 by the Board, as being in substantial compliance with the requirements of the resolution; and

WHEREAS, revised plans were approved March 21, 1950, as being in substantial compliance with the requirements of the Board's resolution; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1949, as amended by approval of plans on May 24, 1949, and further approval of revised plans on March 21, 1950, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved and all permits obtained and that the work is substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. 1826-48)."

523-44-BZ

APPLICANT—Stanley H. Klein, for American Analytical Laboratories, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change in occupancy from motor vehicle repair shop and dead storage of automobiles, to a chemical laboratory and factory.

PREMISES AFFECTED—326-328 West 70th street, south side, 279.3 ft. west of West End avenue (Block 1181, Lots 44 and 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (523-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution permitting in a residence use district, the change in occupancy from motor vehicle repair shop and dead storage of automobiles, to a chemical laboratory and factory, affecting premises 326-328 West 70th street, south side, 279.3 ft. west of West End avenue (Block 1181, Lots 44 and 45), Borough of Manhattan, was granted by the Board November 14, 1944, on certain conditions; and

WHEREAS, the term of variance was extended November 13, 1946 and October 26, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 14, 1944, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*Granted* under section 7e for a term of two (2) years from the date of this amended resolution, to permit ... that other than as herein amended, the resolution adopted on November 14, 1944, shall be complied with; and that a new certificate of occupancy shall be obtained (Alt. Applic. 894-44)."

(Remaining minutes will be printed in the Bulletin of August 1, 1950).

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

UNIVERSITY OF ILLINOIS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. daily except Saturdays during July and August.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of August 8, 1950).

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On July 19, 1950, Copy of Petition and Order of Certiorari was served on the Board by Harold L. Fisher, attorney for Kwon Kwong, et al, objecting property owners, seeking a review of the Board's action on June 13, 1950, granting a variance under sections 7e, f and i of the Zoning Resolution, to permit in the business use portion of the lot, located in a residence and business use district, the erection and maintenance of an automobile showroom, offices and motor vehicle repair shop, and to permit on part of the lot the outdoor display and sale of more than five motor vehicles, and to permit the parking of customers' cars, and the construction and maintenance of a gasoline service station, auto laundry and lubritorium, with curb cuts as indicated on revised plans; said variance is granted for a term of twenty years; Cal. No. 56-50-BZ; premises 14-46 Neptune Avenue and 3-15 Cass Place, Borough of Brooklyn.

COURT DECISION

On February 15, 1950, the Board denied an application, under Section 7, subdivisions f and i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office; Cal. No. 789-49-BZ; premises 2591-2613 Atlantic Avenue, 62-74 Sheffield Avenue and 53-69 Georgia Avenue, N. W. Cor., Borough of Brooklyn.

At Special Term, Kings County, Supreme Court, Mr. Justice Hart referred the matter back to the Board for the introduction of further proof. (N.Y.L.J. July 17, 1950).

PUBLIC HEARINGS

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Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

CALENDAR

DOCKET

New Cases Filed up to July 25, 1950.

Cal. No. Dept. Premises Affected.

561-50-A—H.B.M.—450 Lillian Wald drive and blocks bounded by East Houston street, East 6th street, Avenue D and Franklin D. Roosevelt drive (Building 8, Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan, Alt. 1005-50.

562-50-BZ—H.B.B.—5515-5523 8th avenue and 801-809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn, N.B. 1124-50.

563-50-A—H.B.B.—923 Pacific street, north side, 72 ft. 11½ in. east of Washington avenue (Block 1124, Lot 72), Borough of Brooklyn, Decision re 24698-C.

564-50-BZ—H.B.B.—4602-4612 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5 and 6), Borough of Brooklyn, N.B. 1123-50.

565-50-A—F.D.—50-64 Berry street, west side, from North 10th to North 11th streets (2nd and 3rd floors); (Block 2296, Lot 14), Borough of Brooklyn, Decision re 24683-LC.

566-50-BZ—H.B.B.—8102-8112 3rd avenue and 274-284 81st street, southwest corner (Block 5996, Lot 39), Borough of Brooklyn, N.B. 1321-50.

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276-50-BZ—H.B.M.—110-120 East 42nd street, south side, 125 ft. west of Lexington avenue and 107-115 East 41st street (Block 1296, Lot 61), Borough of Manhattan, Alt. 381-50.

1144-40-SM—USG Acoustone, Perfatone, Quietone and Perforated Asbestos Units, Quietone Acoustical Tile and Perforated Acoustical Tile (previously approved—reopened July 25, 1950 re amendment of resolution), manufactured by United States Gypsum Co., Material.

361-50-BZ—H.B.Q.—116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12352, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens, N.B. 3037 to N.B. 3040-50, inclusive.

362-50-A—H.B.Q.—116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12352, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens under section 36, General City Law re buildings not facing on legal streets), N.B. 3037 to N.B. 3040-50, inclusive.

137-33-BZ — Vol. II — H.B.Q. — 61-02 to 61-10 Kissena boulevard and 153-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens, N.B. 5415-50.

319-33-BZ—Vol. II—H.B.Q.—234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens, N.B. 3361-50.

309-28-BZ—Vol. II—H.B.B.—2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn, N.B. 1120-50.

780-45-BZ—Vol. II—H.B.Q.—1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens, Alt. 1162-50.

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Administrative Code Excerpts

Refrigerating Systems, Chap. 19....Jan.	24, 1950—Vol. 35, No. 4A

CALENDAR

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

Notice of Adjournment of Meetings until September 12.

SEPTEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

269-50-BZ—Application, April 25, 1950, under section 7e of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

272-19-A—Vol. III—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn; (reopened March 21, 1950).

520-50-A—Foot of 50th street and 1st avenue, 280.03 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

638-41-SM—United States Gypsum Pyrobar Gypsum Partition Tile; (reopened March 1, 1949 re amendment of resolution to include lighter weight USG Pyrobar Gypsum Partition Tile).

344-50-SA—Smithway Vertical Turbine Pump—4 inch through 16 inch (open and closed impellers).

345-50-SA—Smithway Type "VC" Pump—4 inch through 16 inch—open and closed Impellers.

477-46-SA—Vol. III—Westinghouse Laundromat; (reopened June 20, 1950 re amendment to resolution to include Model L-5).

223-50-SM—Wall-Tex (Fabric Wall Covering).

461-50-SM—Dexolium-Woven Cotton Vinyl Coated Lightweight (Fire Retardent).

462-50-SM—Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent).

431-43-SM—Vol. II—Radiator Specialty Company Pre-Formed Closet-Bowl Setting Seal Rings; (Reopened December 21, 1948 re Radiator Specialty Company Pre-Formed Setting Seal Rings (previously withdrawn).

683-38-SA—Vol. III—Janitrol Gas Fired Unit Heaters; (reopened October 11, 1949 re amendment of resolution to include approval of Janitrol Gas Fired Unit Heater—Series UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94).

61-50-SA—Aldrich Heat-Pak Oil Burner—Models AX CX, SAX, 1, 2, 3, BX and JU.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

CALENDAR

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

180-45-A—Vol. II—1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn (reopened June 20, 1950).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

401-50-A—172-19 111th avenue and 110-56 173rd street, northwest corner (Block 10271, Lot 11), St. Albans, Borough of Queens.

445-50-A—140-06, 140-10, 140-14, 140-18 and 140-22 15th avenue, south side from 140th to 141st streets (Block 4126, Lots 18, 20, 22, 24 and 26), Whitestone, Borough of Queens.

494-50-A—290 Columbia street, west side, 25 ft. south of Summit street (Block 357, Lot 34), Borough of Brooklyn.

508-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of a building on a lot, a portion of which lies within a mapped street widening (Beach 48th street), and the use of such portion of the lot within the proposed widening in computing area of coverage and required yards; premises 175 Beach 48th street, west side, 188 ft. south of Edgemere avenue (Block 337, Lot 38), Arverne, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

802-40-BZ—Reopened September 13, 1949 as Vol. II—Application, July 19, 1940, under sections 7c and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lot 9 and 10), Jamaica, Borough of Queens.

169-50-A—168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

73-50-BZ—Application, January 18, 1950, under sections 7e and 21 of the zoning resolution of Arthur Eisenmann, applicant, on behalf of Pan-Hellenic House Association, Incorporated, owner (Beekman Tower Hotel, Incorporated, lessee), to permit in the residence use portion of a plot, located in a residence and retail use district, the continuation of occupancy for business purposes of former hotel office; premises 1 to 7 Mitchell place, 878-880 First avenue, northeast corner (Block 1361, Lot 1), Borough of Manhattan.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required set-backs from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of

CALENDAR

motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

371-45-A—Vol. II—502-506 Fulton street, south side, 40 ft. east of Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn (reopened June 13, 1950).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

749-49-A—1117-1119 First avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan.

820-49-A—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan (reopened January 10, 1950).

454-50-A—4708 Fifth avenue, west side, 50.02 ft. south of 47th street (Block 765, Lot 38), Borough of Brooklyn.

487-49-A—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 26, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 26, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of July 18, 1950).

583-45-BZ—Vol. II

APPLICANT—George Robinson, for Sussman Estates, Inc., owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in a residence and business use district, manufacturing area of building in excess of 25% of floor area (previously granted by the Board).

PREMISES AFFECTED—388-402 Hudson street, 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45-53 and Lot 83), Borough of Manhattan.

APPEARANCES—

For Applicant: George Robinson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (583-45-BZ—Vol. II)

WHEREAS, this application under sections 7b and 21 of the zoning resolution, permitting the extension in the residence use district of a building for showrooms and manufacturing (limited to 25% of the area) permitted in a business use district, and also an excess of height permitted under the zoning resolution, affecting premises 388-402 Hudson street, and 264-270 West Houston street, northeast corner and 22-28 Clarkson street (Block 581, Lots 45 to 53 and 83), Borough of Manhattan was granted by the Board as Vol. I, December 11, 1945, on certain conditions; and

WHEREAS, the resolution was amended as Vol. II, on September 17, 1946; and

WHEREAS, time to obtain permits and complete the work was extended on September 23, 1947, September 21, 1948 and September 13, 1949; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1945 as amended by resolution adopted September 13, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 199-45)."

429-48-BZ

APPLICANT—Charles M. Spindler, for Manuel Schultz, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use, D area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue, (Block 3359, Lot 21), Kew Gardens, Borough of Queens.

APPEARANCES—
For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (429-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence and business use, D area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 124-22 to 124-28 Queens boulevard, south side, 48.18 ft. east of 82nd avenue (Block 3359, Lot 21), Kew Gardens, Borough of Queens was granted by the Board July 7, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended July 19, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1948, as amended by resolution adopted July 19, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by applicant that all permits have been obtained and all plans approved and all permits obtained and all work has been substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this amended resolution (N.B. 2529-48)."

197-49-BZ

APPLICANT—Charles M. Spindler, for Isabelle and Gerald Rodelli and Albert Sabini, owners.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building, to be used for lubrication, auto washing, accessory sales and office.

PREMISES AFFECTED—68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, northwest corner (Block 1348, Lots 37, 41, 43 and 50), Woodside, Borough of Queens.

APPEARANCES—
For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (197-49-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the extension in area of existing gasoline service station and the construction of a new accessory building to be used for lubrication, auto washing, accessory sales and office, affecting premises 68-09 to 68-19 Queens boulevard and 43-28 to 44-10 69th street, north west corner (Block 1348, Lots 37, 41, 43, 50), Woodside, Borough of Queens was granted by the Board June 21, 1949, on certain conditions; and

WHEREAS, the resolution was amended on July 22, 1949 and plans were approved as being in substantial compliance with the requirements of the Board's resolution June 21, 1949; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1949, as amended by resolution July 22, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings and that all permits have been received and that the work is now under way, that all permits shall be obtained and all work completed within nine (9) months from the date of this amended resolution (N.B. 624-49)."

294-49-BZ

APPLICANT—Paul Friedman, for John B. and Arthur C. Momrow, owners.

SUBJECT—Application for consideration—reopening and

extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the construction of a United States Post Office, Finance Station, by permitting part of unbuilt portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one story extension to existing building on Lot 34, in excess of area permitted; also to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted.

PREMISES AFFECTED—6002 (6002-6004 displayed) 4th avenue, 372-380 60th street, southwest corner and 6006 4th avenue, west side, 25 ft. south of 60th street (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Goddard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (294-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the construction of a "United States Post Office Finance Station," by permitting on part of the unbuilt upon portion of Lot 36, which part is proposed to be added to Lot 34, the construction of a one-story extension to existing building on Lot 34 in excess of area permitted; also to permit the reduction of the size of Lot 36 so that existing building will exceed the area of coverage permitted, affecting premises 6002 Fourth avenue (6002-6006 displayed) and 372-380 60th street, southwest corner (Block 5781, Lot 34 and part of Lot 36), Borough of Brooklyn, was granted by the Board July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 19, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"... that in view of statement by applicant that all plans have been approved and certain permits have been obtained and the construction of the post office portion has been substantially completed, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution. ... that nothing herein contained shall interfere with the borough superintendent's issuing a temporary certificate of occupancy for the post office portion of the building pending the completion of all the work involved in connection with the building at 6006 Fourth avenue (Alt. Applic. Nos. 1535-48 and 1536-48)."

382-48-BZ—Vol. II

APPLICANT—Levy, Murphy and Stolz, for Bandes and Nemerson, owner (Snowflake Bake Shop, proposed lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd street and 2267 Ryer avenue (Block 3158, Lots 16 and 19), Borough of The Bronx.

APPEARANCES—

For Applicant: Irving H. Stolz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen denied to consider amendment of resolution, to permit the installation of proposed baking equipment, inspected by a Committee of the Board and also to permit the sale of meat and fish in a proposed super market.

THE VOTE TO REOPEN—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Adjourned: 4:50 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, JULY 25, 1950, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 11, 1950, were approved as printed in the Bulletin of July 18, 1950, Vol. 35, No. 29.

ZONING APPLICATIONS

2-42-BZ—Vol. II

APPLICANT—Joseph Lau, for Max Minker, owner.

SUBJECT—Application reopened May 16, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the additional use for sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop, (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950).

PREMISES AFFECTED—260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and Matthew Chess.

For Opposition: Sidney Schutz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 19, 1950, at 10 A. M. for applicant to file corrected application, giving name of new owner, and a new statement as to proposed occupancy and use of adjoining premises.

55-50-BZ

APPLICANT—Burke, Morrison and Green, for 75-02 Austin St. Realty Corp., owner.

SUBJECT—Application (under section 21 of the zoning resolution) to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southeast corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: W. J. Burke and Samuel Paul.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 19, 1950, at 10 A.M., for further consideration.

727-49-BZ—Vol. II

APPLICANT—Elias K. Herzog, for Harriet Hecht, owner.
SUBJECT—Application reopened February 21, 1950—re-Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline servce station and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.
APPEARANCES—
For Applicant: Harriet Hecht and Thomas Ellenbogen.
For Opposition: Claire R. Gleason and H. Eustace Williams.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for further consideration by the Board.

339-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Burke Bronstein, owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building (store and market); (loading and unloading space using more than the area permitted); (previously granted by the Board for the parking and storage of more than five motor vehicles).
PREMISES AFFECTED—9524-9530 Church avenue and 508-518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: H. C. Huberman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to July 26, 1950, at 10 A.M., for applicant to file revised plans, showing a loading area that would be considered bona fide under the Zoning Resolution.

316-50-BZ

APPLICANT—Joseph Martine, for Beremed Realty Company, Inc., owner.
SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the use of cellar and sub-cellar of proposed twelve story building as a non storage garage for more than five and less than two hundred motor vehicles.
PREMISES AFFECTED—1029-1039 Avenue of the Americas (6th), 100-106 West 39th street, southwest corner and 103-105 West 38th street (Block 814, Lots 32, 33 and 38 to 45 inclusive), Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Martine.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, after hearing and inspection, at request of applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

134-50-BZ

APPLICANT—DeRose and Cavalieri, for Pasquale Lancieri, owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension of existing building at rear on first story using more than the area permitted.
PREMISES AFFECTED—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4½ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.
APPEARANCES—
For Applicant: George J. Cavalieri.
For Opposition: Frank J. Neglia, Carmine Marasco, Elisa D'Onofrio, Marino Balacco and Carmela Alfano.
For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, without prejudice, after hearing and inspection.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

319-32-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.
SUBJECT—Application reopened June 6, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium for a term of fifteen years (previously granted by the Board but never constructed).
PREMISES AFFECTED—Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of the Bronx.
APPEARANCES—
For Applicant: Samuel Rosenblum.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (319-32-BZ—Vol. II)

WHEREAS, Goldwater & Flynn, for Robert P. Marshall, owner, filed May 10, 1950 an application under section 7f of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, car washing and lubritorium for a term of 15 years (previously granted by the Board but never constructed), affecting premises northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. II on June 6, 1950, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Dewey avenue is in residence and business use, C area, class 1¼ height districts, East Tremont avenue and East 177th street are in a business use, C area, class 1¼ height district, and that the site is in business and residence use, C area, and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 14, 1950, acting on N. B. Applic. 382-50, reads:

"1. Proposed use of these premises, which are in a business and residence use zoning district, for a gasoline selling station, car washing and lubritorium is contrary to article 11, Sec. #4(a) and 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 128 feet in depth (irregular), presently vacant; that it is proposed to erect a building 42 feet front by 30 feet in depth, one story 20 feet in height, of class 3 construction, to be used in conjunction with the proposed gasoline service station for lubrication, auto washing, store room and office; that it is further proposed to install six 550-gallon gasoline tanks and ten dispensing pumps on three islands with a curb cut on Dewey avenue, one on East Tremont avenue and one facing East 177th street; and

WHEREAS, the applicant contends that for many years, there has been very little development in the section in which the subject premises are located; that in fact, since 1932, at which time this same plot was before the Board for consideration, there has been practically no development; that in 1932 the Board granted variance to permit the erection of a gasoline service station for a period of two years, but the station was never built; that the premises are located at the intersection of three streets, two of which, East Tremont avenue and East 177th street, are primary arteries connecting all areas of the Bronx and Manhattan and that as such they are well traveled and the proposed station will serve not only a city-wide purpose, but will be of substantial benefit to the immediate community; that because of the lack of development in this neighborhood, it is believed that business occupancy cannot be supported; that there are at present several non-conforming uses along East Tremont avenue, such as an automobile repair shop and a gas station across the street; that prior to the present ownership, the subject property was for a period of 13 years, owned by a corporation of which the wife of the present owner was the sole stockholder and the present owner the real party in interest; and

WHEREAS, Dewey avenue, 100 feet south of East Tremont avenue was changed from business to residence use on July 24, 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed this was an appropriate case in which to exercise discretion to grant under section 7, subsection f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted,* under section 7f, for a term of ten (10) years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received May 10, 1950," 2 sheets *on condition* that complete working drawings shall be submitted for further consideration by the Board and for the adoption of conditions within four (4) months from the date of this tentative resolution.

485-40-BZ—Vol. II

APPLICANT—Hefran Realty Co., Inc., for Methill Realty Corp., owner.

SUBJECT—Application reopened May 2, 1950—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resoluton, to permit in the retail use, D area district portion of a plot located in a residence and retail use district, the extension to existing structure using more than the area permitted.

PREMISES AFFECTED—2167-2169 Westchester avenue, north side, 104.67 ft. west of Castle Hill avenue and 40 ft. east of Purdy street and 1313 Castle Hill avenue, west side, 100 ft. north of Westchester avenue (Block 3935, Lots 6 and 1), Borough of the Bronx.

APPEARANCES—

For Applicant: E. M. Glick, Milton Loewe and R. M. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (485-40-BZ—Vol. II)

WHEREAS, Simon B. Zelnik for Hefran Realty Co., Inc., and Methill Realty Corp., owners, filed April 19, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in the retail use, D district portion of a plot located in a residence and retail use district the extension to existing structure using more than the area permitted, affecting premises 2167 to 2169 Westchester avenue, north side, 104.67 ft. west of Castle Hill avenue and 40 ft. east of Purdy street and 1313 Castle Hill avenue, west side, 100 ft. north of Westchester avenue (Block 3935, Lots 1 and 6), Borough of the Bronx; and

WHEREAS, this application was reopened as Vol. II on May 2, 1950, subject to regular procedure, to consider extension of the building; and

WHEREAS, a public hearing was held on July 5, 1950 after due notice by publication in the Bulletin; and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Westchester avenue and Castle Hill avenue are in a retail use, D area class 1 height district; Purdy street and the site are in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated March 24, 1950 acting on Alt. Applic. 215-50 reads:

"1. New extension to the existing building located on a plot in a D area district will cover more than 55% of remainder of lot, as provided for in 19-e and Art. IV, Sec. 14(c) Zoning Resolution.

Note: See Cal. No. 485-40-BZ for extension of existing building, partly in a Residence Use district, on plot."

and

WHEREAS, the applicant states that the premises consist of a plot, 162.67 ft. frontage by 174.51 ft. in depth, irregular, on which is located a structure 104.67 ft. front by 174.51 ft. in depth, one story, 18 ft. in height, of class 3 construction, presently used as stores; that it is proposed to erect an addition 58 ft. by 99.23 ft. in area, one story, 18 ft. in height, of class 3 construction, to be used as store; that this extension will cover the entire plot when completed; and

WHEREAS, the applicant contends that this application is made to permit the extension of existing building using more than the D area district requirements; that originally, the Board granted the extension of business use into the residence district on July 15, 1940 by the erection of a building to be used as a store; that the Board amended the resolution on October 8, 1940 to permit the owner to extend the building in area into the business use district portion of the lot; that when the store was originally built it filled the requirements of the neighborhood but due to the increase

in building in influx of people into the neighborhood it is now necessary to expand the ever growing demands on the business due to the fact that this has become a very popular shopping center; that the changes in this district by the Board of Estimate were made on April 26, 1945 100 ft. north of Castle Hill avenue; that on Westchester avenue the change was made on October 15, 1946 from business to retail use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee was of the opinion that the full 100% coverage of the plot was not justified; and

WHEREAS, the applicant has agreed to reduce the coverage of the lot; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief (as to area) on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area, to permit the use of the premises for a one-story business building, sutbsantially as proposed and as indicated on plans filed with this application, marked "Received April 19, 1950" (5 sheets), *on condition* that the coverage proposed shall be reduced so as to provide a rear yard across the rear of the portion of the premises abutting lot 13 and a side yard not less than 5 ft. in width along the westerly lot line, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that where walls of buildings on adjoining lots do not occur, there shall be erected a substantial steel picket or woven wire chain link fence to a height of not less than 5 ft.; that the rear yard and westerly side court shall be concreted and drained in accordance with the Code requirements; and that in all other respects the resolution as adopted by the Board under Cal. 485-40-BZ, Vol. I on July 15, 1940, as amended on October 8, 1940, shall be complied with where not inconsistent with this resolution adopted this day; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

619-41-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application reopened April 11, 1950—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and local retail use district, the extension in area of existing gasoline service station, and the reconstruction of station and building to include lubritorium, auto laundry and addition of a motor vehicle repair shop (previously granted by the Board in a business use district, the alteration of an existing gasoline station and erection of new accessory building).

PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (619-41-BZ—Vol. II)

WHEREAS, Albert E. Deer, for Esso Standard Oil Co., owner, filed March 15, 1950, an application under sections 7c and 7e of the zoning resolution, to permit in residence and local retail use districts, the extension in area of existing gasoline service station and the reconstruction of station and building to include lubritorium, auto laundry and the addition of a motor vehicle repair shop, affecting premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on April 11, 1950, subject to regular procedure, to consider extension of area and rearrangement; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue, 218th streeet and site are in residence and local use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1950, acting on amendment to N. B. Applic. 3066/41, reads:

> "1. The amended plan of the gasoline station, showing enlarged plot and building, and added use of 'motor vehicle repair shop,' is contrary to the resolution adopted by the Board of Standards and Appeals under Cal. #619-41-BZ.
>
> 2. The creation of a gasoline service station, including a building to be used as a lubritorium, auto laundry and motor vehicle repair shop for minor repairs with hand tools only, on a plot located partly in a local retail and partly in a residential zone, is contrary to article 2, sec. 3 and sec. 4-c of the zoning law."

and

WHEREAS, the applicant states that the premises consist of a plot 101.32 ft. front by 99.01 ft. in depth, on which is located a building 30 ft. by 40 ft. one story in height used in conjunction with existing gasoline service station; that there are three pits in rear of building; that the building is to be demolished; and

WHEREAS, the applicant contends that this is a request for extension in area of 20 ft. easterly along Hillside avenue together with a change in the type, design and square area of the building as approved December 16, 1941; also an additional use of motor vehicle repair shop for minor repairs with hand tools only; that the premises is now located partly in a local retail use and partly in a residence use district; that the local retail use is now 100 ft. in depth parallel to Hillside avenue and was rezoned from business use during 1948; that the conditional variance granted on December 16, 1941, provided for a plot with a frontage of 81.32 ft. on Hillside avenue and 99.01 ft. on 218th street together with a face brick sloping roof type of building; that this application calls for a frontage of 101.32 ft. on Hillside avenue with no change on 218th street, with an irregular portion extending southerly into the residence use district; that the existing gasoline station including three-car outside pit and car washing was established in 1922 under N. B. 3702/22 and Fire Department approval FD 120/22 and has been in continuous operation since that time; that the present eight 550-gallon underground gasoline tanks will remain and a new 1080-gallon buried fuel oil tank for heating purposes will be installed; that the present gasoline pumps will be removed and four new pumps installed, set back about 11 feet from the building line of Hillside avenue; that new sidewalks and curbs will be installed and two driveways of 30 feet in width placed on Hillside avenue and one driveway of the same width on 218th street; that no curb cut will be nearer than 5 feet to the intersection of the two streets; that the interior lot line walls constructed of brick will be built to a height of two feet with wrought iron pickets above, 3 ft. 6 in. high; that planted areas will be provided as shown on plans and the entire yard area where not covered by buildings or planted areas will paved with hard surfacing; that the small area, approximately 20 by 30 feet extending into the residence use district will be undeveloped and not used as part of

the station; that this small area will be enclosed with a wood picket fence; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant filed revised plans after hearing to omit enlargement of area as was proposed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 16, 1941, by adding thereto:

". . . that in the event the owner desires to make certain changes in the plans as approved by resolution adopted on December 16, 1941, such changes may be permitted, as indicated on revised plans marked 'Received July 24, 1950' (3 sheets) and such plans as approved by the Board on January 20, 1948, may be carried out together with the following changes: one additional bay on the accessory building and the omission of the boiler room, *on condition* that in all other respects the requirements of the resolution as adopted by the Board on December 16, 1941, as amended by approval of plans adopted on January 20, 1948, shall be complied with in all respects; that this arrangement is in substitution of the larger area and arrangement which was the subject of a public hearing on July 5, 1950; that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

322-47-BZ—Vol. II

APPLICANT—Wechsler and Schimmenti, for Briguglio and Gaddy, Inc., owner.

SUBJECT—Application reopened April 18, 1950—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building without the required rear yard, and to permit the parking of motor vehicles on unbuilt upon portion of lot with an entrance (curb cut) for the ingress and egress of motor vehicles (previously denied by the Board, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop and paint shop, lots 12, 13, 27).

PREMISES AFFECTED—91-15 139th street, east side, 100.10 ft. north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Maviano Schimmenti and Frank Briguglio.

For Opposition: Rev. N. G. Terezakis, Frank X. Pieters, Stella Hanosek, Anna Dickinson, Mary Sprowl, Mabel McGahie and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (322-47-BZ—Vol. II)

WHEREAS, Wechsler & Schimmenti, for Briguglio & Gaddy, Inc., owner filed March 20, 1950, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building without the required rear yard and to permit the parking of motor vehicles on the unbuilt upon portion of the lot with an entrance (curb cut) for ingress and egress of motor vehicles (previously denied by the Board for erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop and paint shop, lots 12, 13, 27), affecting premises 91-15 139th street, east side, 100.10 feet north of Archer avenue (Block 9982, Lot 27), Jamaica, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on April 18, 1950, to consider a new proposal as to the portion of the lot in the residence district; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection by a committee; hearing closed; applicant to file revised application blank, indicating new ownership of premises; and

WHEREAS, the district maps accompanying the zoning resolution show that Archer avenue is in manufacturing and unrestricted use, A area and Class 1½ height districts; 139th street is in residence and manufacturing use, A and D area and Class 1½ height districts; and the site is in a residence use, D area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1950, acting on N.B. Applic. 589-50, reads:

"1. The erection of a commercial building on a plot located in a residence zone, is contrary to article 2, sec. 3 of the Zoning Law.

2. The proposed building encroaches on the area required as a rear yard. (Sec. 14-a—Zoning Law).

3. The parking of cars on any portion of a plot located in a residence zone and attendant curb cut therefor are contrary to article 2, sec. 3 of the Zoning Law."

and

WHEREAS, the applicant states that the premises consist of a plot 100.08 ft. front by 100.10 ft. in depth, presently vacant; that it is proposed to erect a building 60 ft. front by 100.10 ft. in depth, one story 13 ft. in height of Class 3 construction, to be used as a warehouse; that it is further proposed to use the open portion of the lot for the parking of motor vehicles with a curb cut to permit ingress and egress of motor vehicles; and

WHEREAS, the applicant contends that this plot is at the edge of the residential district and is bounded on the west by a business district and on the south by a manufacturing district; that lot 22 just south of our property and which is owned by a different owner is in a manufacturing district and the owner of lot 22, as a matter of right, may build a gas station or garage, which would be detrimental to building a residence on the subject lot, no. 27; that on the south side of Archer avenue is the retaining wall of the Long Island railroad, which is 150 feet south of the subject site; that this is detrimental to the construction of residences due to noise and appearance; that the proposed warehouse is on lot 27 and is contiguous with lots 12 and 13, in the manufacturing use district, upon which were recently completed two warehouses; that all these lots are owned by the same corporation; that it is requested a side yard be accepted instead of a rear yard, as the said side is greater in area than the required rear yard and to permit the use of this side yard as a parking area for more than five motor vehicles and in this manner cars will be removed from the street and also the loading and unloading will occur in this area; that the proposed parking area faces the railroad tracks; that this neighborhood has not had any new residential construction in the past twenty-five years; that most of the existing buildings are of frame construction; that new construction would have to be of masonry and therefore would be very unattractive for a builder to construct a home in this block; that the new warehouse will be designed to have a residential appearance and it is the owner's intention to enhance the appearance of 139th street in spite of the retaining wall of the railroad; that the proposed warehouse will be used for storage purposes only and there will be no noise emanating from this building and it will act as a buffer of any noise from the railroad to the private houses on Block 9982; that request is made to be permitted to construct this warehouse for a period of 99 years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a zoning variance under section 7, subdivision e of the zoning resolution; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

1108-47-BZ—Vol. II

APPLICANT—Henry Nordheim, for Rae Stiller, owner.

SUBJECT—Application reopened March 7, 1950—re Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a business use district, the change in occupancy from garage for five motor vehicles to dry cleaning, wet wash laundry and store to receive the garments for cleaning and laundry.

PREMISES AFFECTED—4500-4510 Furman avenue, and 725 East 239th street, northeast corner (Block 5085, Lot 5), Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Lulo Milo, Anna Milo, John Weigel and others.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1108-47-BZ—Vol. II)

WHEREAS, Henry Nordheim, for Rae Stiller, owner, filed February 15, 1950 an application under sections 7c and 7e of the zoning resolution, to permit in a business use district the change in occupancy from garage for five motor vehicles to dry cleaning, wet wash laundry and store to receive the garments for cleaning and laundry, affecting premises 4500 to 4510 Furman avenue, and 725 East 239th street, northeast corner (Block 5085, Lot 5), Borough of the Bronx; and

WHEREAS, this application was reopened as Vol. II on March 7, 1950, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 239th street is in a business use, C area and class 1 height district, and that Furman avenue and the site are in business and unrestricted use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1950, acting on amendment to Alt. Applic. 818-48, reads:

"4. In a business district, the proposed change of occupancy to 'Dry Cleaning, Wetwash Laundry and Store to Receive the Garments for Cleaning and Laundry' is contrary to Section 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 167.57 feet frontage by 95.01 feet in depth (irregular), on which is located a building covering the entire lot, one story, 13 feet, 7 inches in height, of class 3 construction, presently used for dry cleaning and store; that it is proposed to use the center section of the building for wet washing instead of a garage and that the building is now being used as proposed; and

WHEREAS, the applicant contends that this section of the building is no longer used as a garage mainly for the reason that it is not safe to house cars in the same building where dry cleaning fluids are used and stored; that it is a fire hazard as vapors from the dry cleaning could be ignited from a spark from the cars; that the space to be devoted to wetwashing is but 24 feet wide and 95 feet deep, has one washing machine, one rinsing machine, one small extractor and four metal drying cabinets, one mangle and four shirt ironing machines; that on its northerly lot line it adjoins the train storage yard of the Interborough Rapid Transit Subway Division, and on the easterly line adjoins vacant land as far over as Bryon avenue; that directly opposite on Furman avenue there is a two-story warehouse and an overhead steel trackage bridge for Interborough trains stored in the adjoining yard; that in 1948 plans were filed for an extension to the building to occupy the remaining portion of the plot at its south end, this section is 68 ft. 3 in. by 95 ft. and is the receiving department for patrons only and that all trucking is conducted on the northerly portion of the premises on the Furman avenue frontage; that this last addition was constructed under Alt. Plan No. 818-48; that while the application is made for a wetwash laundry, the greatest percentage of such wash is white shirts, the rest is merely a convenience to certain local patrons; that this concern operates several stores to receive garments for dry cleaning and the patrons of these stores find it convenient to have their shirts contained in the same order and that is the reason for providing the laundry service; that the northerly portion of the building was constructed in 1923, N. B. Applic. No. 85-23 as a garage; that it became a soda water factory in 1931 and shortly after it was occupied as a dry cleaning factory, and the 25 foot garage was added later to house their trucks; that in 1948 under Alt. Applic. No. 818-48, the last section was constructed at the southerly end of the plot; and

WHEREAS, under Vol. I on March 23, 1948, the application was withdrawn after public hearing under section 7e of the zoning resolution to permit in a business district the change in occupancy and extension of building from existing non-storage garage for not more than five cars to wet wash laundry. It appeared at the hearing that the building on the lot approved as a five-car garage has in fact been used as a laundry and that ten or more trucks used in the business are parked on the lot, and that a boiler room and chimney have been constructed on the lot without a permit; and

WHEREAS, Viol. C1691-49 was issued July 5, 1949, for occupying the lot without a correct Certificate of Occupancy; that Certificate of Occupancy 2485-46 (N.B. 24-46) Business use district, was used for a non-storage garage for not more than 5 cars; and Certificate of Occupancy 236-38 (Alt. 276-31) issued on October 28, 1938 in the restricted use district for dry cleaning establishment and 5 car non-storage garage; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of fifteen (15) years, to permit the buildings to be occupied substantially as proposed and as indicated on plans filed with this application, marked "Received February 15, 1950 (2 sheets), *on condition* that the store building section as approved by the department of housing and buildings shall be maintained only as such and not for factory work in connection with the laundry; that the gasoline service pump erected within such building shall be removed from the premises and if installed elsewhere shall be installed as may be permitted by the borough superintendent within a portion of a building in the unrestricted district, that there shall be no windows or other openings constructed on the lot line to the east; that in all other respects the building and occupancy shall comply with all laws, rule sand regulations applicable thereto; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution and that a new superseding Certificate of Occupancy shall be obtained.

MINUTES

256-49-BZ

APPLICANT — Louis Lieberman, for Gaetano Ramieri, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy from kindergarten, gymnasium, club meetings and church, to factory and showroom.

PREMISES AFFECTED—25-29 Columbia place, east side, 248 ft. north of State street and 26-28 Willow place (cellar, 1st and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (256-49-BZ)

WHEREAS, Louis Lieberman, for Gaetano Ramieri, owner, filed March 23, 1949 an application under section 7c of the zoning resolution, to permit in residence and unrestricted use districts the change in occupancy from kindergarten, gymnasium, club meetings and church, to factory and showroom, affecting premises 25 to 29 Columbia place, east side, 248 feet north of State street, and 26 to 28 Willow place (Block 259, Lot 15), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on June 27, 1950, after due notice by publication in the Bulletin, laid over to July 11, 1950, for inspection and decision, without further argument, and then laid over to July 25, 1950, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Willow place is in residence and business use, B area, class 1½ height districts; that State street and Columbia place are in business and unrestricted use, B area, class 1½ height districts, and that the site is in unrestricted and residence use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1949, acting on Alt. Applic. 2980-49, reads:

"14. The change in use of a building located partly within a residence use district from school to factory is contrary to the zoning resolution, Art. II, Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 150 ft. 6 in. in depth (irregular) on which is located a building 50 ft. front by 136 ft. 6 in. in depth (irregular), one and two stories, 32 ft. 6 in. and 37 ft. in height, of class 3 construction, formerly used as a kindergarten, gymnasium, club meetings and church, for which Certificate of Occupancy 2605-32 was issued; that it is proposed to continue the use of factory and showroom, for which Viol. 3725-48 has been issued; and

WHEREAS, the applicant contends that the building is of class 3 construction, two stories and cellar, 50 ft. by 136 ft. 6 in. on a plot of 50 ft. by 150 ft. 9 in. by 52 ft., located in an unrestricted B area and extending into a residential B area; that the structure now has a certificate of occupancy calling for kindergarten, gymnasium, club meetings and church; that it is now proposed to change the occupancy to machine shop, furniture factory and furniture showroom; that due to the difference in grade between the two streets on which the building fronts, the proposed wood working machine shop will be in the cellar of the building facing Columbia place within the unrestricted area; that the furniture manufacturing will be on the first floor of the building, facing Columbia place and in the cellar of the building facing Willow place, 100 ft. in an unrestricted area, 36 ft. 6 in. in residential area; that the furniture finishing will be on the second floor of the building facing Columbia place within the unrestricted area and that the furniture showroom will be on the first floor of the building facing Willow place, partly in the unrestricted and residential area of the plot; that since the building is on a plot 100 ft. in an unrestricted area and extends only 36 ft. into residential, on a plot which is partly in the two different areas, and since the owner purchased this building for the express purpose of this use with the assumption that this use would be permissible, the applicant feels that this use will not be detrimental to the immediate vicinity since there are very many other non-conforming uses; that the application of the zoning law would render this structure useless to the owner and inflict serious hardship; and

WHEREAS, Violation No. 3725-48, dated August 26, 1948 states that the occupancy of the cellar and the first floor has been changed to manufacturing of furniture and the finishing of furniture respectively, without obtaining a certificate of occupancy for the change of occupancy from the Department of Housing and Buildings; and

WHEREAS, Certificate of Occupancy No. 2605, dated July 1, 1932 permits the following use and occupancy: cellar—ordinary; 1st floor—gymnasium, 2nd floor—clubs; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c for a term of five (5) years, to permit the premises to be continued as now occupied within the unrestricted use district and extending into the residential area, substantially as proposed and as indicated on plans filed with this application, marked "Received March 23, 1949" (3 sheets), "April 24, 1950" (1 sheet), "May 26, 1950" (1 sheet) and "July 20, 1950" (1 sheet), *on condition* that the portion of the premises within the residential district shall be occupied as to the first floor only, as an office as indicated on revised plan marked "Received July 20, 1950"; that the existing fence along the building line of Willow Place shall be restored and repaired so as to provide a continuous fence along the frontage of the premises with no openings therein except two gates for pedestrian entrance and exit only; that the premises from the front of the building to Willow place and along the area to the south shall be kept seeded to grass and properly mowed and not occupied for any other purpose; that there shall be no parking of cars in this space; that proper concrete walks shall be maintained from the entrance to the street and from the exit as shown from the cellar; that there shall be no signs on the portion of the building facing Willow place, except a neat sign not over one square foot in area, attached to the wall of the building adjacent to the entrance, stating the name of the company occupying the premises; that the building shall not be increased in height or area or in general arrangement or construction as to the portion on Willow place in the residential use district; that the wood trim of the windows and doors shall be kept painted; that in all other respects the building and occupancy shall comply with all laws and rules other than as modified this day under Cal. Number 257-49-A, and that a new superseding certificate of occupancy shall be obtained; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

5-50-BZ

APPLICANT—Henry Nordheim, for Mallett Bros., Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7h of the zoning resolution, to permit in a residence use district, the

parking and storage of motor vehicles on unbuilt upon portion of plot, and the extension to the existing garage.

PREMISES AFFECTED—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (5-50-BZ)

WHEREAS, Henry Nordheim, for Mallett Bros., Inc., owner, filed January 5, 1950, an application under sections 7a and 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on the unbuilt upon portion of the plot and the extension to the existing garage, affecting premises 2509 to 2527 Glebe avenue, north side, 87.72 feet east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that St. Peters avenue, Glebe avenue and the site are in a residence use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 3, 1950, acting on Alt. Applic. 634/49, reads:

"1. Proposed parking and storage of motor vehicles in a residence district is contrary to Article II, Section 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 204.38 ft. front by 144 ft. in depth (irregular), on which is located a one-story frame garage, for which Certificate of Occupancy 345/22 has been issued; a two-story frame stable and one-family structure, a two-story frame stable, a one-story frame storage building, a one-story frame barn, a two-story frame stable, 3 two-story frame dwellings and a one-story frame office; that there is also an existing buried 550-gallon gasoline tank and a dispensing pump (private supply); that it is proposed to continue all existing buildings and uses and to expand the existing one-story frame garage 10 feet; that it is further proposed to permit the parking and storage of motor vehicles on the unbuilt upon portion of the plot; and

WHEREAS, the applicant contends that this property has been in possession of the Mallett family for 57 years; that they carried on a mason material business and the site has always been their yard for the storage of trucks and stabling of horses, when they were used; that later when trucks were powered by engines, they obtained a permit and certificate of occupancy for the garage shown on plan; that for a long period they continued to use part motor trucks and part horse trucks, so the stables had to be continued and are so continued to this day under a permit from the Board of Health for twenty horses; that when the original Mr. Mallett acquired this property in 1893, the locality was in the country and some of the dwellings shown on plan were erected twenty-five years before he purchased it and likewise the stable and barn on easterly side of site; that the existing garage at one time served very well until trucks became larger and so it is necessary to extend the building on the front to accommodate these larger vehicles; that the proposed extension is only ten feet and will be constructed of masonry walls; that in the remaining open spaces the owners desire to park motor vehicles owned by residents in neighborhood who have approached them to park their cars; that for some time the owners permitted parking of a few small delivery trucks without knowing a permit was required; that the trucking company was summoned to court and fined and thereafter the owners of the subject site did not allow parking; that there is a gasoline supply installation on the site consisting of one pump and one 550-gallon gasoline tank and is a legal condition; that it is a private supply and the original permit was issued on May 23, 1923; and

WHEREAS, the Fire Department record shows permits issued from 8/13/43 to 5/2/50, for 1 buried 550 gallon gasoline tank, 50 gallons lubricating oil, five cars stored and listed as garage with private oil selling station; and

WHEREAS, the Dept. of Housing & Buildings records shows Violation 206-49 dated 2/25/49 for parking and storing motor vehicles (14); and

WHEREAS, a permit issued by the Dept. of Health permits a stable for 25 horses; and

WHEREAS, a letter from Borough President, Bronx, states that on January 8, 1924, Permit 2917 was issued to construct three driveways—each curb cut to be 12 ft. in width; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application to the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of two (2) years, under section 7 h, to permit the parking and storage of motor vehicles on the premises where not built upon, substantially as proposed and as indicated on plans filed with this application, marked "Received January 5, 1950" (2 sheets) and "April 21, 1950" (1 sheet), *on condition* that such portion of the premises shall be leveled and surfaced with steam cinders or clean gravel and treated with a binder where parking is proposed to be conducted; that no parking shall be permitted within 25 ft. of any existing frame building; that the parking of cars shall be for the pleasure-type only; that the existing gasoline pumps shall not be used for sale of gasoline for cars parked on the premises; that the existing fence may be continued with existing gates, provided the gates are normally kept closed; that the existing curb cuts outside such gates which are 12 ft. in width may be continued; that in all other respects the buildings and the occupancy as herein permitted shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within three (3) months from the date of this resolution.

39-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner (Jack Greenberg, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use district, the addition of the parking and storage of motor vehicles on unbuilt upon portion of existing gasoline service station, lubritorium, auto washing and office.

PREMISES AFFECTED—1082-1090 Union street and 1566-1570 Bedford avenue, southwest corner (Block 1273, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Sidney Schutz.

For Administration: Samuel L. Becker, Dep't. of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (39-50-BZ)

WHEREAS, Lama, Proskauer and Prober, for Socony Vacuum Oil Co., owner, Jack Greenberg, lessee, filed January 19, 1950, an application under sections 7c and 21 of the zoning resolution, to permit in a business use district the addition of the parking and storage of motor vehicles on the unbuilt upon portion of an existing gasoline service station, lubritorium, auto washing and office, affecting premises 1082 to 1090 Union street, and 1566 to 1570 Bedford avenue, southwest corner, (Block 1273, Lot 40), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on May 23rd, 1950 after due notice by publication in the Bulletin, laid over to June 13, 1950, for inspection and decision without further argument; then laid over to June 27, 1950, for further consideration—applicant to submit revised plans; then laid over to July 11, 1950 for applicant to file revised plans—hearing previously closed; and again laid over to July 25, 1950, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Union street is in residence and business use, B area, Class 1¼ height districts and that Bedford avenue and the site are in a business use, B area, Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated December 9th, 1949, acting on Alt. Applic. 3110-49, reads:

> "1. This application to specify that the area of gasoline service station, lubritorium, auto laundry and office is to be reduced by the amount to be devoted to parking and storage of motor vehicles. Meets and bounds of the reduced gasoline service station, lubritorium, auto laundry and office are to be properly indicated on plot plan, Art. II, Sec. 4a(46).
>
> 2. Enclosed portion to be used as parking with wire woven fence, provide bumpers, show curb cut, opening in fence not to exceed more than 14′ 0″, show 200′ radius plot plan and provided toilet facilities for same as per Art. V, Sec. 23 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 60 ft. in depth presently developed with a gasoline service station consisting of five 550-gallon gasoline storage tanks, six approved type gasoline pumps, a masonry building, 18 ft. by 20 ft., of Class 3 construction, used as an office and sales, and a metal building 29 ft. by 30 ft. used as a lubritorium, storage and for auto washing, for which Certificate of Occupancy 111909-45 (N.B. 9567-27 and N.B. 9027-33) has been issued; that it is proposed to maintain the gasoline service station, office, lubritorium and auto washing and add the parking and storage of more than five motor vehicles; that the site is zoned business use, B area and Class 1¼ height district and has been zoned as such since July 25, 1916; and

WHEREAS, the applicant contends that the gasoline station was originally erected under Fire Department Permit No. Plan 840 of 1921 and gives the meets and bounds as 60 ft. on Bedford avenue and 100 ft. on Union street; that the masonry building was erected under New Building No. 9567 of 1927; that the metal building was erected under New Building No. 9027 of 1933; that Certificate of Occupancy No. 111909 was issued on February 7th, 1945 for use of the premises as a gasoline service station, office, lubritorium and auto washing, based on the above two permits; that Bureau of Highways Permit #A-12485 issued on July 22nd. 1921 calls for one 20 foot curb cut and one 30 foot curb cut at the southwest corner of Bedford avenue and Union street and Permit #B3404 was issued by the Department of Housing and Buildings October 30, 1940 to permit one 40 foot curb cut with a 1 ft. 6 in. splay and one 33 ft. 6 in. curb cut with two 1 ft. 6 in. splays; that inasmuch as the premises are in a business zone and are developed with non-conforming uses the additional proposed use will be in keeping; that the parking and storage of motor vehicles on this site will do much to remedy the serious parking condition; that the fact that a gasoline service station now exists on the site does not lessen the ability of the site to help remedy the serious problem of parking that now exists; that in fact a gasoline service station and its accessory uses is a natural and conjunctive use with a parking lot; that the gasoline service station and its accessory uses does not adversely affect the public health and safety, neither does the proposed parking adversely affect the public, and the combining of the two uses does not thereby set up a hazard; that the hazard is reduced because the same curb cuts and entrances will service both uses; that a new parking lot could be set up on Bedford avenue and Union street in the business zone and be within the scope of the zoning ordinance, but this use would require curb cuts and entrances; that it is far better to combine the uses and cuts to one plot; that the site will be enclosed on all sides by adjoining buildings or fences where buildings do not occur and the present curb cuts will be maintained and not enlarged; that the present gasoline station, by nature of its business, always has cars on the site so that the additional parking does not present a new or unsightly picture and the public is not affected; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of ten (10) years, to permit the parking and storage of motor vehicles substantially as proposed and as indicated on revised plans, marked "Received January 19, 1950" (4 sheets) as revised by plan marked "Received July 19, 1950" (1 sheet), *on condition* that the existing gasoline pumps shall be removed and new gasoline pumps installed not nearer than 10 feet from the street building lines of Bedford avenue and Union street, as shown on such revised plan; that there shall be erected at the intersection of Bedford avenue and Union street a block of concrete extending for not less than 5 feet along either building line from the intersection, 12 inches in height, which may be segmental in shape as shown; that along the lot line to the west there shall be erected a woven wire fence of the chain link type on a masonry foundation for a total height of not less than 5 ft. 6 in., except that such fence may be reduced to a height of not less than 4 feet from the street building line of Union street; that the curb cuts shall be reconstructed and restricted to one cut on Bedford avenue, 40 ft. in width and two curb cuts to Union street, not exceeding 30 ft. in width, no curb cut to be nearer than 5 ft. to the street building line as prolongated; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building excluding all roof or temporary signs but permitting the erection of a post standard within the building line to support a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

50-50-BZ

APPLICANT—A. H. Salkowitz, for B. Mittman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (one motor vehicle) without the required rear and side yards, resulting in excess coverage for structures on plot.

PREMISES AFFECTED—108-47 Jewel avenue, north side 100 ft. west of 110th street (Block 2220, Lot 44), Forest Hills, Borough of Queens.

APPEARANCES—
For Applicant: A. H. Salkowitz, E. Mittman, S. Mittman, B. Mittman and P. Mittman.
For Opposition; Austin B. Mandel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (50-50-BZ)

WHEREAS, A. H. Salkowitz, for B. Mittman, owner, filed January 23, 1950, an application under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (one motor vehicle) without the required rear and side yards, resulting in excess coverage for structures on plot, affecting premises 108-47 Jewel avenue, north side, 100 feet west of 110th street (Block 2220, Lot 44), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jewel avenue, and 69th road, are in a residence use, D and G area, class 1 height district, and that 110th street and the site are in a residence use, G area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 10, 1950, acting on N. B. Applic. 7716-49, reads:

"4. The area occupancy of structure on plot is in excess of permitted area and not in conformity with Art. IV, Sec. 11B of zoning resolution.

5. The location of garage from rear and side lot line is contrary to Art. IV, Sec. 16B of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth, on which is located a building 35 feet frontage by 48 feet in depth, 2 stories, 26 feet in height, presently used as a one-family dwelling for which Certificate of Occupancy Q59934-49 (N.B. 3765-49) was issued; that it is proposed to erect a building 12 feet by 22 feet, one story, 11 feet in height, of class 3 construction, to be used as a one-car garage accessory to one-family dwelling on the same lot; and

WHEREAS, the applicant contends that it is proposed to erect a one-car detached garage 12 feet by 22 feet, constructed of approved solid masonry and poured concrete foundation and footing, wood rafters, roofboards and slate shingles, and to place same a distance of 6 inches from the adjoining lot line; that if the garage were placed to leave an unoccupied distance of 5 feet from the lot lines, it would be impossible to obtain sufficient clearance between the existing dwelling and lot line to permit unobstructed passage of any private motor vehicles; that the garage directly behind the proposed site had been originally built along the lot line, including all other detached garages of the entire sector as shown on the 500 foot radius plot plan, complying with the original zoning of the section; that the residence use district and 1 times height area districts were unchanged since July 25, 1916, but that the area had been changed from a D to F area on 3/27/1931 and from F to G area district on 9/25/1941; that as practically all buildings had been built before 1941, the 5 foot required zoning clearance of any garage from the lot line had not been complied with; that the area of the existing one-family dwelling at the first floor level is 1862 square feet and that the area of the proposed garage is 264 square feet, totaling 2126 square feet of proposed building area as compared with a maximum allowable area of 1750 square feet; that the applicant further contends that the garage building has been kept to a minimum area and that the total allowable area is only exceeded by 376 square feet or 7.5% of the area of the lot; that it would therefore cause undue hardship to the owner to comply with the strict letter of the law and that he would be required to park his car in the open, as there are no commercial garage buildings in the immediate vicinity; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the erection of a one-car garage, as proposed and as indicated on plans filed with this application marked "Received January 23, 1950," 3 sheets, *on condition* that the garage shall not be erected nearer than 6 in. to either the side or rear lot line; that there shall be gutters on all sides to prevent roof drainage to adjoining premises; that the residential building on the plot shall not be increased in height or area, including the rear terrace; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

51-50-BZ

APPLICANT—A. H. Salkowitz, for E. Mittman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (two motor vehicles) without the required rear and side yards, resulting in excess coverage for structures on plot.

PREMISES AFFECTED—110-14 Jewel avenue, south side 100 ft. east of 110th street (block 2231, Lot 12), Forest Hills, Borough of Queens.

APPEARANCES—
For Applicant: A. H. Salkowitz, E. Mittman, S. Mittman, B. Mittman, P. Mittman.
For Opposition: Austin B. Mandel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (51-50-BZ)

WHEREAS, A. H. Salkowitz, for E. Mittman, owner, filed January 23, 1950 an application under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of an accessory garage (two motor vehicles) without the required rear and side yards, resulting in excess coverage for structures on the plot, affecting premises 110-14 Jewel avenue, south side, 100 feet east of 110th street (Block 2231, Lot 12), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jewel avenue, 70th avenue, 110th street and the site are in a residence use, G area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 10, 1950, acting on N.B. Applic. 7717-49, reads:

"1. The location of garage from lot lines is contrary to Art. IV, Sec. 16B of the zoning resolution.

"2. The occupied area is in excess of the allowable occupied area and is contrary to Art. IV, Sec. 16B(e) of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 feet frontage by 100 feet in depth, on which is located a building 38 feet by 48 feet 10 inches in depth, 2 stories, 26 feet in height, presently used as a one family dwelling for which Certificate of Occupancy Q59935-1949 (N.B. 3766-49) was issued; that it is proposed to erect a building 18 feet by 22 feet, one story, 11 feet in height, of class 3 construction, to be used as a two-car garage accessory to one family dwelling on the same lot; and

WHEREAS, the applicant contends that it is proposed to erect a two-car detached 18 feet by 22 feet garage, to be constructed of approved 8-inch solid masonry and poured concrete foundation and footing, wood rafters, roofboards and slate shingles and to place same at a distance of 6 inches from the adjoining lot lines; that if the garage were placed to leave an unoccupied distance of 5 feet from the adjoining lot lines, it would be impossible to obtain sufficient clearance between the existing dwelling and the proposed garage to permit the unobstructed passage and parking of two private motor vehicles; that the two garages directly behind the site had been originally built along the lot line including substantially all other detached garages of the entire sector as shown on the 500-foot radius plot plan, in compliance with the original zoning of this section; that the residence use district and the 1 times height district had been unchanged since July 25, 1916, whereas the area had been changed from a D to F area district on 3/27/1931 and from F to G area district on 9/25/1941; that as practically all buildings had been built prior to 1941 the 5-foot required zoning clearance of garage structures had not been in effect and was therefore not complied with; that the area of the existing one-family dwelling at first floor level is 1,983 square feet and the area of the proposed garage 396 square feet totaling 2,379 square feet of proposed building area as compared with a maximum allowable area of 2,280 square feet; that the garage has been kept to a minimum area and that the total allowable area is only exceeded by 99 square feet or 1½% of the area of the lot; that it is therefore requested that the decision of the superintendent be set aside and a variance be granted as the strict compliance with the letter of the law would cause undue hardship to the owner as there are no commercial garage buildings in the immediate vicinity; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and was therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 21, to permit the erection of the two-car garage as proposed and as indicated on plans filed with this application marked "Received January 23, 1950," 3 sheets, *on condition* that in all other respects the garage shall comply with all laws, rules and regulations applicable thereto and shall be not nearer that 6 in. to the lot line to the south and east; that the garage shall be equipped with gutters on all sides so as to prevent roof drainage to adjoining premises; that the residential building itself shall not be increased in area, including the open porch above grade at the rear; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

72-50-BZ

APPLICANT—Brimac Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7h, 7A and 21 of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office and sales, and storage of auto accessories, and to permit the parking of more than five motor vehicles waiting to be serviced, and to permit the existing one story metal lunch room to remain, with an entrance to the gasoline service station more than permitted distance from intersection.

PREMISES AFFECTED—171-04 to 171-20 Linden boulevard and 114-01 Merrick boulevard, southeast corner (Block 12393, Lot 1), St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: O. A. McKegney.
For Opposition: Royal E. Dalrymple.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (72-50-BZ)

WHEREAS, Brimac Realty Corporation, owner, filed January 17, 1950, an application under sections 7e, 7f, 7h, 7A and 21 of the zoning resolution, to permit in residence and retail use districts the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, office and sales, and storage of auto accessories, to permit the parking of more than 5 motor vehicles waiting to be serviced, and to permit the existing one-story metal lunch room to remain, with an entrance to gasoline service station more than the permitted distance from an intersection, affecting premises 171-04 to 171-20 Linden boulevard, and 114-01 Merrick boulevard, southeast corner (Block 12393, Lot 1), St. Albans, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Merrick boulevard is in a retail use, D area, Class ½ height district, and that Linden boulevard and the site are in residence and retail use, D area and Class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 20, 1949, acting on N.B. Applic. 6831-49, reads:

"1. The erection of a gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage of auto accessories, parking of more than 5 motor vehicles and cars waiting to be serviced, boiler room and existing one story metal lunch room, in a retail and residential use district, is contrary to Art. II, Sec. 3 and 4 of the Zone Resolution.

Entrance to gas station more than 25 feet from corner is contrary to Sect. 7A, Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200.02 feet frontage by 126.15 feet in depth (irregular), on which is located a one-story lunchroom 25 feet by 25 feet, of metal construction and also used for parking of patrons cars; it is proposed to erect a building 51 feet front by 33.8 feet in depth, one story, 14.6 feet in height, of Class 3 construction, to be used in conjunction with the proposed gasoline service station for lubritorium, motor vehicle repairs, auto laundry, and the sale and storage of auto accessories; and

WHEREAS, the applicant contends that the premises in question were subject to the following use designations: from 1916 to January 15, 1926, 100 ft. east of Merrick boulevard was zoned as business; that on January 15, 1926, the zoning law affecting the premises was amended and the use of the premises in question was changed to retail for 100 ft. east of Merrick boulevard, and the balance was zoned for residence use; that the premises are located in the southeast corner of Linden boulevard and Merrick boulevard, a locality somewhat undeveloped except for private dwellings and business uses; that the two intersecting streets are main traffic arteries with two of the corners already devoted to gasoline service stations, the same type of use as is herein requested and that this use is normal for property at the intersection of two main traffic arteries; that the entire plot, consisting of a parcel 200 ft. on Linden boulevard and 126 ft. on Merrick boulevard, is vacant except for a small restaurant of the White Tower hamburger-type which is located at the corner of the plot, and the balance is the site for which this application is made; that with a gas station on the two opposite corners, a business use on the third corner and a hamburger stand on the corner portion of the plot, a residence use for the balance would be wholly inappropriate and an unnatural development for this corner plot; and

WHEREAS, the fence on this property is only for appearance's sake; there are no violations of record; and

WHEREAS, an application under section 21 to permit partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, affecting premises 114-01 Merrick boulevard, Jamaica, Queens, was dismissed by the Board on October 21, 1930 (Cal. 217-30-BZ); and

WHEREAS, an application to permit the construction of a gasoline service station, affecting premises: the southeast corner of Merrick boulevard and 114th avenue, Jamaica, Borough of Queens, was dismissed for lack of prosecution on December 4, 1931 (Cal. 309-31-BZ); and

WHEREAS, an application under section 21, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises southeast corner of Merrick boulevard and Linden boulevard (Block 3104, part of Lot 1), St. Albans, Borough of Queens, was denied by the Board on February 6, 1934 (Cal. 312-33-BZ); and

WHEREAS, on March 19, 1934, copy of order of certiorari was served on the Board; and

WHEREAS, on January 10, 1935, the Supreme Court, Special Term, sustained the Board, and application was referred to Official Referee; and

WHEREAS, on February 7, 1936 the Referee's Report was confirmed and the Board's decision was reversed; and

WHEREAS, on December 27, 1936, certiorari was reversed on law and facts, and the Board's decision was sustained; and

WHEREAS, on May 25, 1937 the decision was unanimously affirmed by the Appellate Division, without opinion and costs; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7, subdivisions e, f, h and A and that the applicant had failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

82-50-BZ

APPLICANT—Burke, Morrison and Green, for Douglas H. Campbell, owner.

SUBJECT—Application for consideration—restoration to docket and decision—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of more than one multiple dwelling on a lot, without the required setbacks, rear and side yards; and with more than the area permitted above a level of 18 ft. above curb level.

PREMISES AFFECTED—158-06 to 158-10 76th avenue, south side, from Parsons boulevard to 160th street; 158-26 to 158-30 76th avenue, south side, 185 ft. 6 in. east of Parsons boulevard; 158-46 to 158-76th avenue, southwest corner of 160th street (Block 6825, Lots 1-12); 160-16 to 160-30 76th avenue, south side, 95 ft. east of 160th street, 76-07 to 76-15 160th street, east side, 35 ft. south of 76th avenue (Block 6836, Lot 27); 160-05 to 160-09 and 160-15 to 160-19 76th avenue, northeast corner of 160th street and north side, 229 ft. 6 in. east of 160th street; 160-06 to 160-10 and 160-20 to 160-32 75th road, south side, 220 ft. east of 160th street (Block 6835, Lot 1); 158-05 to 158-09 and 158-45 to 158-59 76th road, northeast and northwest corners of Parsons boulevard, 158-25 to 158-29 76th road, north side, 188.92 ft. east of Parsons boulevard (Block 6825, Lots 1-12), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke and Albert E. Schaefer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (82-50-BZ)

WHEREAS, Burke, Morrison and Green for Douglas H. Campbell, owner, filed January 26, 1950 an application under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the erection of more than one multiple dwelling on a lot, without the required setbacks, rear and side yards, and with more than the area permitted above a level of 18 ft. above curb level, affecting premises 158-06 to 158-10 76th avenue, south side, from Parsons boulevard to 160th street; 158-26 to 158-30 76th avenue, south side, 185 ft. 6 in. east of Parsons boulevard; 158-46 to 158-50 76th avenue, southwest corner of 160th street (Block 6825, Lots 1-12); 160-16 to 160-30 76th avenue, south side, 95 ft. east of 160th street, 76-07 to 76-15 160th street, east side, 35 ft., south of 76th avenue (Block 6836, Lot 27); 160-05 to 160-09 and 160-15 to 160-19 76th avenue, northeast corner of 160th street and north side, 229 ft. 6 in. east of 160th street, 160-06 to 160-10 and 160-20 to 160-32 75th road, south side, 220 ft. east of 160th street (Block 6835, Lot 1); 158-05 to 158-09 and 158-45 to 158-59 76th road, northeast and northwest corners of Parsons boulevard, 158-25 to 158-29 76th road, north side, 188.92 ft. east of Parsons boulevard (Block 6825, Lots 1-12), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on June 27, 1950 at 10 A.M., after due notice by publication in the Bulletin, and laid over for aplicant to return to the Department of Housing and Buildings, for reconsideration of objection; date to be set; then set for hearing on July 25, 1950; and

WHEREAS, the district maps accompanying the zoning resolution show that 76th avenue and Parsons boulevard are in residence and local retail use, D and E-1 area, class 1 height districts; 160th street, 162nd street, 76th road, 75th road and the site are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated May 22, 1950 acting on N.B. Applic. 5462-49 reads:

"1M. The erection of a multiple dwelling in an E-1 Area District is contrary to Art. IV, Sec. 15-A, Zoning Res.

2M. Proposed building with 10' setback from street line is contrary to Art. IV, 15-A (c) Zoning Res.

3M. Proposed building is contrary to Art. IV, Sec. 15-A (d), Zoning Res. as follows:

1. Rear yard not of depth required by Sec. 15 (a) Zoning Res.

2. Side yard not of width, required by Sec. 15 (a) Zoning Res.

3. Proposed building above a level of 18' above curb level occupies area in excess of permitted area as per sect. 15 (c) Zoning Res.

4M. The erection of more than one building on a lot is contrary to Art. 1, Sec. 1 (v) Zoning Res."

and

WHEREAS, the decisions of the borough superintendent dated May 22, 1950 acting on N.B. Applications 5463 and 5464-49 read:

"1M. The erection of a multiple dwelling in a E-1 Area District is contrary to Art. IV, Sec. 15-A Zoning Res.

2M. Proposed building with 10' set back from street line is contrary to Art. IV, Sec. 15-A Zoning Res.

3M. Proposed building is contrary to Art. IV, Sec. 15-A (d) Zoning Res. as follows:

1. Proposed building above a level of 18' above curb level occupies area in excess of permitted area as per Sec. 15 (c) Zoning Res.

4M. The erection of more than one building on a lot is contrary to Art. I, Sec. 1 (v), Zoning Res."

and

WHEREAS, the applicant states that the premises consist of plots 604.44 ft. frontage by 200 ft. in depth, irregular 265 ft. frontage by 195 ft. in depth, irregular, 250 ft. frontage by 124 ft. in depth, irregular, presently vacant; that it is proposed to erect a garden-type apartment development consisting of 13 multiple dwellings with a total of 204 apartments and 688 rooms which will provide for an estimated population of 700 persons; that the total residential floor area will be approximately 157,232 sq. ft. or a ratio of floor area to the net site of 0.738 to 1; that the residential building coverage will be 36.9% of the site with garages for 80 cars below grade; that a total of 3,600 sq. ft. of playspace will be provided in 6 playgrounds ranging in size from 20 ft. by 20 ft. to 20 ft. by 40 ft.; and

WHEREAS, the applicant states that the owner has had this property since October 1941 and after the cessation of hostilities and particularly in the year 1948, he retained an architect, prepared plans and began processing this parcel with the Federal Housing Administration to obtain approval for a garden-apartment house development; that on February 11, 1949 after considerable expenditure for architectural and engineering fees, etc. the site approval was obtained from the FHA for a garden-type rental housing project with building units not over two stories high, land coverage not in excess of 40% and other conditions, all of which have been complied with; that unknown to the owner and without actual notice to him the City Planning Commission changed the zoning on February 7, 1949 from a D area to an E-1 area district; that the Board is requested to give consideration under section 21 to the practical difficulties and unnecessary hardships to which the owner would be put, if obliged to comply with the area requirements as changed in the midst of FHA processing; that the development proposed comprises two-story units with peaked roofs throughout and is in harmony with surrounding two story residential construction; that the garden-type apartment desired will not excessively increase the population, the increase approximating that which would be brought about by the erection of two-family or semi-attached one-family dwellings presently permitted in a E-1 area; that other builders have constructed similar units which, while technically not multiple dwellings, were in fact really so and the owner should not be penalized against such other builders with whom he will be forced to compete in the rental market simply because he chooses to provide the better construction required under the Multiple Dwelling Law which has resulted in objection 1-M from the Building Department; that this project is confined to units of 4 families joined together in a horseshoe design separated by unpierced fire walls; that there will be privacy, comfort, adequate light and air both to the residents of this development and to the residents of surrounding existing dwelling units, as well as beautifully landscaped plots, playgrounds and better than average open spaces; that as to the objection on the 10 ft. setback from the street line, this objection is based upon a proposed 5 ft. widening or new street lines to be created in the future; that all setbacks are 15 ft. from the present street lines although they are 10 ft. from the proposed streets as widened on the Final City Map (which may never actually be widened); that the setback of 15 ft. from the existing street lines was used so as to provide adequate space in the garages which are between the buildings underground and to provide the maximum rear yards in the rear of the buildings; that the 10 ft. setback from the street lines as proposed to be widened, when taken in conjunction with other open space throughout the site, will not in any way conflict with other existing residential uses in this area; that the 10 ft. setback provided is completely adequate even should the 5 ft. widening of the streets actually take place at a later time, inasmuch as the street would be widened by 5 ft. but the amount of light and air on the street frontage would remain unaffected by the increased widening of the street; that under existing regulations, the buildings on this site could be constructed much more than two stories in height; that if the buildings were placed at grade, none of the buildings would exceed the 30% coverage permitted above 18 ft. above the curb level; that placing the first floor at grade, however, would create a squat appearance highly undesirable in this locality; that the excess coverage above 18 ft. above the curb level is so slight as to be more than offset by the fact that the buildings are only two stories in height; that at curb level residential building coverage is equal to 36.9% of the site and the ratio of total floor area to net site is 0.738 to 1; that the buildings have been so planned as to provide cross and through ventilation for all apartments with either two or three exposures, thus providing more than adequate light and air; that the proposed floor area is considerably less than that allowed under section 15 (e) of the zoning resolution; that as to the lot line objection, each garage serves more than one multiple dwelling; that it would be impractical as well as an economic hardship to divide garage area by wall space so as to provide theoretical lot lines to create separate lots or so as to restrict the operation of each portion of the garage to the tenants of one of the four multiple dwellings serviced by the garage as this would require not only division walls but additional entrances; that the garages in all cases are mostly below the ground level and the objection as to lot lines is a technical one which it is felt the Board in its discretion under these circumstances should vary; that as to the objections on the rear yard space, it is submitted that from all practical circumstances the requirements as to the rear yards have been fully met; that section 15 of the zoning resolution provides in substance that in a residence district, the depth of a rear yard at its lowest level shall be at least 25% of the depth of the lot but shall not exceed 25 ft. but that for each 1 ft. in excess of 10 ft. of the depth of such rear yard at its lowest level there may be substituted 1 ft. of depth of unoccupied space across the whole width of the front of the lot at curb level between the street line and the street wall of the building; that, however, all rear yards are of the required dimensions when computation is made for the allowance granted under section 15 for setbacks across the width of the frontage; that the objection is at best technical in that it is based on the roofs of the subsurface garages which protrude slightly above grade but which in all cases are below the level of the apartments; that as to the objection on the side yards, while all side yards are not of the required dimensions due to the fact that the buildings were in a D district when this project was planned, is it submitted that the 63.1% of the site is maintained

as open space, all-though block ventilation exists for each of the units; that the side yards provided are at least equal to adjoining side yards and adequate light and air are provided for all the dwellings within the project as well as adjoining properties and under such circumstances the side yards proposed should, within the discretion of the Board, be permitted; that this project when completed will provide 6 playgrounds, garaging facilities for 80 vehicles which will eliminate street parking and will have 3 superintendents resident within the development to service the needs of the tenants; that a large portion of this area, presently unimproved, will be improved by the applicant with streets, curbs and sidewalks and necessary utilities without cost or expense to the city or to any adjacent property owners; that the development will be adequately shrubbed and landscaped with sufficient maintenance personnel to preserve its appearance; that because of the single mortgage, no one unit can be sold off and this maintenance will be permanently insured; that it will not adversely affect any surrounding property values; and

WHEREAS, the property referred to is presently zoned as residence use, Class 1 height and an E-1 area district; that as of July 25, 1916 it was zoned as D area district and that portion of the property within 100 ft. of Parsons boulevard was zoned as a business use district; the change to residence use of the portion of the property zoned for business became effective September 18, 1947 and the present area designations became effective February 7, 1949; the height designations have not been changed; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 of the zoning resolution, as to objections 1M, 2M, 3M and 4M, to permit the construction of the buildings substantially as proposed and as indicated on plans filed with this application marked "Received June 29, 1950," three sheets, and revised plans marked "Received July 12, 1950," five sheets, *on condition* that the buildings shall otherwise comply with the requirements of the Multiple Dwelling Law and all other laws, rules and regulations applicable thereto; that the front yards shall be set back in all cases at least 15 ft. from the existing street property line or at the established property line of the street as proposed to be widened where property for such widening has been acquired by the City; that the side yards and rear yards shall be maintained as proposed and as shown on such plan; that the garage units shall not extend above grade for a distance of not over 5 ft. and the roofs of the garages shall be arranged for play space to meet the requirements of Section 19-B (a) (4) of the zoning resolution as effective July 21, 1950; that any variance herein granted is hereby granted under the provisions permitting the Board to vary the provisions of Section 19-B in so far as such has application; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as amended this day under Cal. 83-50-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

217-50-BZ

APPLICANT—Samuel Gardstein, for Shop with Confidence, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on first floor and cellar, using more than the area permitted.

PREMISES AFFECTED—1316 Avenue J, south side, 60 ft. west of East 14th street (Block 6715, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Gardstein, K. V. Fisher and J. N. Gardstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (217-50-BZ)

WHEREAS, Samuel Gardstein, for Shop With Confidence, Inc., owner, filed March 29, 1950, an application under section 21 of the zoning resolution, to permit in a business use, C area, the extension to an existing building on the first floor and cellar, using more than the area permitted affecting premises 1316 Avenue J, south side, 60 feet west of East 14th street (Block 6715, lot 7), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950 for inspection and decision, without further arguments; and

WHEREAS, the district maps accompanying the zoning resolution show that East 14th street is in residence and business use, C area and Class 1¼ height districts; Avenue J and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 17, 1950, acting on Alt. Applic. 855-50, reads:

"1. Proposed extension exceeds area permitted in a 'C' district and violates Art. 4, Section 136 and Art. 4 Sect. 19e of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 20 ft. front by 100 ft. in depth on which is located a building 20 ft. front by 55 ft. in depth, 3 stories, 32 ft. in height, of Class 3 construction, presently used as a store on the first floor, hat shop and 1 family on the 2nd floor, one family on the 3rd floor, for which Certificate of Occupancy #125814/50 (Alt. 2651/49) has been issued; that it is proposed to extend the building 39 ft. on the 1st floor and cellar and use the first floor as a retail meat market with refrigerators in the cellar; and

WHEREAS, the applicant contends that it is proposed to extend the first and cellar floors 39 ft. in depth, Class 3 construction, and provide other conveniences therein which are required by the owner who intends to occupy same as a retail meat market; that the owner is operating a retail meat market now at 1302 Avenue J but is compelled to vacate at the expiration of his lease; that five buildings to the west of the subject site now occupy 100% of their lot areas (lot 1, 3, 6 inclusive); that the building on Lot 8 to the east of site is now occupying 80½% of the lot area at street level; that building on lot 9 occupies 92% of lot area at street level; that the building on lot 109 (corner) occupies 100% of the lot area on all floors; that Avenue J has developed into a high class shopping center, requiring larger stores than originally provided about 30 years ago; that it is felt the owner should enjoy the rights of adjoining property owners, most of whom occupy 100% of their lot areas and believe that the proposed extension will not adversely affect the block ventilation intended by the Zoning Resolution; and

WHEREAS, the applicant states that the unoccupied portion will be 900 sq. ft.; that the additional area coverage which would be permitted is 540 sq. ft. and area coverage proposed is 780 sq. ft.; thus excess area coverage proposed would be 240 sq. ft.; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore

entitled to relief as to extension of area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the appplication of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to extension of area, to permit a one story extension at the rear substantially as proposed and as indicated on plans filed with this application marked "Received March 29, 1950," 5 sheets, *on condition* that that extension shall not exceed 35 ft. in depth; that there shall be a rear yard not less than 10 ft. in depth; that the rear yard shall be paved and drained and a masonry wall five feet six inches in height shall be maintained on the rear and side lot lines up to the wall of the extension; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the proposed extension shall not be increased in height or area; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

247-50-BZ

APPLICANT—Acacia Service Stations, Inc., for Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in a residence and busines use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—47-01 to 47-21 Borden avenue (Midtown highway) north side, from 47th and 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Edward V. Loughlin, Joseph B. Lynch and James J. McNamara.

For Opposition: Max Werhter, F. Banwell, B. Gallagin, K. Gay, N. M. Doyle, Ellen Harkins, Mary Ryan, Peggy Roof and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (247-50-BZ)

WHEREAS, Acacia Service Stations, Inc., for Shorewood Realty Corporation, owner, Esso Standard Oil Company, lessee, filed April 11, 1950 an application under sections 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles on the unbuilt portion of the lot, with curb cuts more than the permitted distance from the intersection, affecting premises 47-01 to 47-21 Borden avenue (Midtown Highway), north side, from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument and

WHEREAS, the district maps accompanying the zoning resolution show that 47th and 48th streets are in residence and business use, C area, class 1½ height districts; Borden avenue and the site are in a business use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1950, acting on N.B. Applic. 2262-50, reads

> "1. The erection of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, for minor repairs with hand tools only, parking and storage for more than 5 motor vehicles is contrary to Article 2, Sections 3 and 4 of zone resolution, as plot is partially within a business and residence district.
>
> 2. Proposed location of curb cuts is contrary to Section 7A of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 215.66 feet frontage by 103 feet in depth (irregular) on Borden avenue, 95 feet frontage on 47th street and 103 feet frontage on 48th street, presently vacant; that it is proposed to erect a building 51 feet, 6 inches front by 30 feet in depth, one story, 15 feet in height, of Class 3 construction, to be used in conjunction with the proposed gasoline service station as a lubritorium, auto laundry, motor and vehicle repair shop; that it is further proposed to install eight 550-gallon gasoline storage tanks and 6 dispensing pumps; that it is also proposed to install four cub cuts on Borden avenue, two curb cuts on 48th street and one curb cut on 47th street; and

WHEREAS, the applicant contends that the plot in question is part of a large parcel known as Lot 101 and will be subject to permit, reapportioned in the Tax Department; that the plot was rezoned from residence, business and unrestricted use to residence and business use on November 5, 1947, with a business use extending parallel to Borden avenue (Midtown Highway) for a depth of 100 feet; that subject to permit, Esso Standard Oil Company propose to lease the property for a period of 15 years and the contemplated improvements will cost about $35,000; that the approximate assessed valuation for the part of the lot to be used for the service station is $18,000; that existing conditions show a vacant lot wherein several small dwellings have been demolished and present ground levels are about 6 to 8 feet above the grades of the surrounding streets; that the proposed work consists of grading the plot substantially to the level of the adjoining streets, the erection of a one-story, two-bay service station building, 51 ft. 6 in. by 30 ft., to be used as an office, rest rooms, store room and two service bays for lubrication, car washing and minor repairs with hand tools only; that the building will be of Class 3 construction with masonry walls, concrete floor, wood roof with wire lath and ¾ in. cement plaster ceilings and the front and two street sides of same will be finished with porcelain enamel; that heating will be by means of a Gilbert & Barker warm air, oil burning, ceiling suspended furnace located in the store room as approved by the Board under Cal. 25-49-SA; that it is intended to install 8 underground 550 gallon gasoline tanks together with six G & B, model T-996, NYC approved type dispensing pumps set back a distance of 12 feet from the Borden avenue lot line and 10 feet from the line of 48th street; that there will be no pumps on 47th street; that four 30 foot curb cuts plus 18 inch splays on each side are proposed for Borden avenue, while two 30-foot cuts plus 18 inch splays each side will be made in 48th street and one cut 30 feet wide plus 18 inch splays each side will be located on 47th street and that new concrete ramps and sidewalks will be installed on all three streets; that a 3 ft. high brick wall with W.I. pickets, 2 ft. high above will be erected along the rear lot line and a 2 foot brick with 2 ft. high W.I. pickets above will be erected along 47th street for a distance of 40 feet from the north lot line; that the yard area will be paved with asphaltic concrete and substantial planted areas, protected by 6 in. by 6 in. concrete curbs will be provided; that 2 "Esso" brand signs along Borden avenue overhanging the lot line not more than 4 feet will be erected; that Borden avenue, which is now laid out on City Plan maps as Midtown Highway, will be widened to about 160 feet and this condition is clearly shown by dotted lines on the radius diagram, and that Alt. Map #2995, section #1, of the borough president's

MINUTES

office was approved on January 4, 1944 for this work; that damage maps have not been completed and no condemnation proceedings have been instituted; that the proposed overhead or elevated roadway will run along the center line of Midtown Highway and the entire roadway underneath will be paved and open for traffic; that the elevated highway will run from about 46th street easterly to 58th street and then will be depressed to Queens boulevard; that upon completion of the street widening, Midtown highway will be an arterial highway as adopted on the Master Plan of the City and will be part of the street system running from the Queens Midtown Tunnel to Woodhaven boulevard, Queens boulevard and Horace Harding boulevard to the Nassau County line; that 48th street will be a secondary roadway running from the Midtown highway to Queens boulevard; that on the north side of Midtown highway on 46th, 47th and 48th streets, the neighborhood is developed with small homes, while to the east of 48th street running to 58th street is New Calvary Cemetery; that the southerly side of the Highway is given over chiefly to vacant land and industrial uses; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under sections 7f, 7h, 7i and 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* to permit the premises to be occupied for a gasoline service station under section 7 subdivision f for a term of fifteen years substantially as proposed and as indicated on plans filed with this application, marked "Received April 11, 1950" (4 sheets) *on condition* that the premises shall be graded to the grade of the streets and the uses shall be solely within the business use district as now indicated on the zoning map; that there shall be no cellar under the accessory building; that the accessory building may be of the design and arrangement shown and shall comply in all respects with the requirements of the Building Code and shall be arranged as indicated on such plans; that there shall be erected on the rear lot line to the north a substantial wrought iron picket fence erected on a masonry base not less than 2 feet in height to a total height of not less than 5 ft. 6 in.; that such fence shall be returned along 47th street approximately to the curb cut hereinafter permitted and along 48th street to the curb cut hereinafter permitted; that in front of such fence there shall be maintained planting areas of suitable planting material, protected with a concrete curbing not less than 6 in. in height and 6 in. in width; that pumps shall be erected not nearer than 10 ft. to the new proposed street building line; that curb cuts shall be restricted to one to 47th avenue, not exceeding 30 ft. in width, as indicated, and four curb cuts to Borden avenue of similar width and two curb cuts to 48th street of similar width; that the balance of the premises shall be surfaced with concrete or bituminous paving; that the portion of the frontage along Borden avenue proposed to be acquired for street widening may be used for entrance and exit from the premises, provided such portion is paved with concrete from the proposed building line to the new building line; that no structure shall be erected thereon, except there may be post standards for lighting and for supporting the brand sign; that the number of gasoline tanks installed shall not exceed eight 550 gallon tanks; that pumps shall be of the low type as approved by the Board located as shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary and roof signs, but permitting the erection within the building line of two post standards along Borden avenue at the intersections of 47th street and at 48th street for supporting signs which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building lines for a distance of not more than 4 feet; that such portable fire-fighting appliances shall be maintained within the building as the fire commissioner shall direct; that minor motor vehicle repairs may be permitted under section 7i for a similar term, provided such repairs are only by hand tools and are carried on within the accessory building; that parking and storage may be permitted in the area as proposed on such plans, under section 7h for a similar term, provided the parking is maintained so as not to interfere with the entrance and exit from the site and access to the gasoline pumps; that curb cuts as hereinbefore permitted are hereby permitted under section 7-A; that in all other respects the building and occupancy other than as modified by the Board this day under Cal. 394-50-A shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

265-50-BZ

APPLICANT—Emil Koepel and Son, for Edward Safay, owner.

SUBJECT—Application (decision of the borough superintendent) under Section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing second floor, using more than the area permitted, and without the required rear yard, to be used as additional bowling alleys.

PREMISES AFFECTED—503-507 Ovington avenue, north side, 22 ft, 6½ in. east of Fifth avenue (Block 5874, Lot 90), Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koeppel, J. D. Safay and H. D. Safay.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (265-50-BZ)

WHEREAS, Emil Koeppel and Son, for Edward Safay, owner, filed April 20, 1950, an application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the extension to existing second floor, using more than the area permittted and without the required rear yard, to be used as additional bowling alleys, affecting premises 503-507 Ovington avenue, north side, 22 feet, 6½ in. east of 5th avenue (Block 5874, Lot 90), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 5th avenue is in a business use, C area and Class 1¼ height district; Ovington avenue and the site are in residence and business use, C area and Class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1950, acting on Alt. Applic. 1110-50, reads:

"1. The area of the proposed 2nd floor exceeds that permitted by the Zoning Res., Art. IV, Sect. 13b.

2. The depth of the proposed rear yard is insufficient as required by Art. IV, Sect. 13 (a).

3. The extension as proposed of the 2nd floor partly within a business and partly within a residence use district for use as billiard parlor and bowling alleys is contrary to the Zoning Res. Art. II, Sect. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot 54 feet, 5½ in. front by 173 ft. 3 in. in depth on

which is located a building 54 ft. 5½ in. front by 151 ft. ⅜ in. in depth on the 1st floor and 50 ft. in depth on the second floor, for which Certificate of Occupancy 125553/50 (Alt. 1659/48) has been issued; Old Certificates of Occupancy #59873/30 and 115097/46; that it is proposed to extend the second floor to a depth of 151 ft. 0-⅜ in. (same depth as 1st floor) to be used as bowling alleys and to retain existing billiard room; and

WHEREAS, the applicant contends that the area of the existing second floor is 2725 square feet; that the permissible area coverage for the proposed extension is 3793 square feet; that the proposed area coverage is 5454 sq. ft. that permission is requested to cover an excess area of 1661 square feet; that the required rear yard above the 1st floor is 10 ft.; that the existing rear yard at 1st floor is 7 ft. 1⅛ in.; that for structural reasons permission is requested for a variation of the zoning resolution to accept existing rear yard of 7 ft. 1⅛ in. as being sufficient to comply with the intent of the law; that as indicated on plot plan on file, 65 sq. ft. of subject lot is in a residence district and the balance of the lot or 9,379 sq. ft. is in a business district; that variation from Art. II, Sect. 3 of the zoning resolution is requested to consider this site in its entirety for business use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1110-50, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

298-50-BZ

APPLICANT—Adolf C. Blechner, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform.

PREMISES AFFECTED—325-331 East 148th street, north side, 225 ft. west of Courtlandt avenue and 324-328 East 149th street, south side, 225 ft. west of Courtlandt avenue (Block 2330, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph V. McKee, Gilbert Lazerus, Max A. Freeman and Abraham Brandinger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (298-50-BZ)

WHEREAS, Adolph C. Blechner, owner, filed April 19, 1950, an application under section 7c of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a commercial structure to be used for storage, stores, sales and loading platform, affecting premises 325 to 331 East 148th street, north side, and 324 to 328 East 149th street, south side, 225 feet west of Courtlandt avenue (Block 2330, Lot 30), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on June 20, 1950, after due notice by publication in the Bulletin, laid over to July 11, 1950, for applicant to send out notices (the applicant stated that the notices had not been sent out); and then laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Courtlandt avenue is in retail and business use, B area, Class 1½ height districts; East 149th street is in a business use, B area, Class 1½ height district; East 148th street is in residence and retail use, B area, Class 1½ height districts, and the site is in residence and business use, B area, Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 17, 1950, acting on amendment to N.B. Applic. 57-50, reads:

> "1. Proposed commercial structure, on a plot partly within a Residence District, and partly within a Business District, to be used for storage, stores, sales and loading platform, is contrary to Art. II, Sect. 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. by 193 ft., presently used for the parking and storage of more than five motor vehicles, for which Certificate of Occupancy 4231-48 (Alt. 31-48) has been issued, and Certificate of Occupancy 362-42 (Alt. 1097-41) for auto repair shop, 324-330 East 149th street; that it is proposed to permit the extension of a proposed one-story and basement store building into a residential district under such conditions as will safeguard the character of the residential district; and

WHEREAS, the applicant contends that the affected property is bounded on the east by an eight-story office and store building and a three-story frame residence, and on the west by a two-story office and store building and a two-story warehouse building; that it is further proposed to construct on the affected premises a one-story store building containing two stores, the principal one to be occupied by Sears, Roebuck & Co.; that the store building will run from the building line on 149th street, back 159 feet, 2 inches towards 148th street; that the building zoning resolution now divides this property so that the portion of the plot fronting on 149th street for a depth of 100 feet is in a business district, while the remainder of the plot facing on 148th street is in a residential district; that prior to November 19, 1946, the property was entirely unrestricted and at that time it was re-zoned as set forth above; that the portion of the premises located in the residence use area is now entirely occupied as a parking lot for motor vehicles and were so occupied prior to the re-zoning on November 19, 1946; that the 148th street side of the block in question is already occupied by a contractor's yard, two warehouses, a lumber yard, an office and store building, as well as several garages and open parking areas; that the remainder of the block front is either vacant or occupied by tumbledown shacks; that the plot in question is now used for a non-conforming use and the proposed structure will be a substantial improvement to the appearance of the block; that the area in question is part of a very highly developed business area which will grow to meet the needs of the Lester Patterson Housing Development which is to be constructed on an area south of 146th street; that both East 149th street and East 148th street are heavily trafficked streets; that East 149th street is already one of the main shopping arteries of The Bronx, and that East 148th street, because of its proximity to 149th street, is and cannot be anything but a concomitant to the shopping center on East 149th street; that with the erection of the housing development south of 146th street, the entire 149th street area will continue to grow as a shopping center and stores of all kinds will be urgently needed; that of these, the most important, considering the low income of the tenants of the housing project, will be chain stores such as Sears, Roebuck & Co.; that such chain stores cannot economically use a store unless it has a depth such as the proposed depth; that the best proof that the neighborhood requires the proposed structure is the fact that the major tenant will be Sears, Roebuck & Co., which does not locate until after extensive research of business possibilities which indicate that it will

satisfy a required demand; that the occupants of the proposed housing development will need popular priced general merchandise stores, and in fact the Bronx Board of Trade has advised the applicant that it is enthusiastically in favor of the proposed structure and believes that it will constitute a substantial improvement to the area by way of utility as well as appearance; that the proposed structure will be erected under such conditions as will safeguard the character of the residential area and that the stores will face only on 149th street, which is in the business district; that the building, including the 148th street side, will be artistically and neatly designed and ornamented in good taste and in conformity with the highest standards of dignity of modern structures of this type; that no parking problem in the residence area will be created by the proposed structure since all deliveries will be made in the courtyard at the rear of the affected premises and all tires and batteries sold by Sears, Roebuck & Co. will be installed in the basement of the building rather than on the street; that as a matter of fact, the removal of the present parking lot will result in a substantial decrease in the amount of traffic on 148th street and will improve the appearance and tone of the street generally; that the granting of the requested use variation will in no way adversely affect the character of the residence area and that the proposed structure will be a very appropriate and desirable development and of positive benefit to the neighborhood; and

WHEREAS, on November 19, 1946, the site was changed from unrestricted use to its present designations of residence and business use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on condition; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c to permit the extension of the proposed building into the more restricted area, substantially as proposed and as indicated on plans filed with this application, marked "Received April 19, 1950" (3 sheets); that along East 148th street the area proposed to be left unbuilt upon to be used for receipt and delivery of merchandise shall be paved with concrete; that there shall be erected on the lot lines a masonry wall properly coped to a total height of not less than 5 feet 6 inches; that a curb cut may be constructed along East 148th street for access to such area; that no windows or other openings shall be constructed on the interior lot lines; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution and that a new superseding certificate of occupancy shall be obtained.

300-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Robert V. Henning and George Henning, owners (Belmont Smelting and Refining Works, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted.

PREMISES AFFECTED—314-336 Belmont avenue, south side, from Alabama to Georgia avenues, 251-285 Alabama avenue and 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10, and 11); (Block 3752, Lot 3), Borough of Brooklyn.

APPEARANCES—
For Applicant Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (300-50-BZ)

WHEREAS, Lama, Proskauer and Prober, for Robert V. Henning and George Henning, owners, Belmont Smelting and Refining Works, Inc., lessee, filed April 20, 1950 an application under Section 21 of the zoning resolution, to permit in a business and unrestricted use, C area district, the erection and maintenance of new buildings using more than the area permitted, affecting premises 314 to 336 Belmont avenue, south side, from Alabama to Georgia avenues, 251 to 285 Alabama avenue to 262-284 Georgia avenue (Buildings 2, 4, 5, 6, 7, 8, 10 and 11), (Block 3752, Lot 3), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Alabama avenue and the site are in business and unrestricted use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 3, 1950, acting on Alt. Applic. 958-50, reads:

> "The structure as proposed exceeds the area permitted in a 'C' area district by the zoning resolution, Art. IV, Sect. 13."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 307 feet, 1 inch in depth (irregular), on which are located eleven 1-and 2-story buildings, of class 1, 3 and 4 construction, all interconnected; that the entire site is used for offices, metal foundry, smelting and refining of metals, metal storage, ingot casting, truck storage, loading, packing and shipping of metals; that there are also two buried 550-gallon gasoline tanks and 4 dispensing pumps for private use; that it is proposed to remove buildings 1A, 1B, 1C and 1D; that these buildings are of frame construction and used for offices and metal storage; that it also proposed to remove building 9A and also a frame shed used for metal storage; that it is further proposed to erect new Buildings Nos. 1, 3 and 9, which will be extensions to the present remaining buildings and that the new buildings will be of class 1 construction, fireproof; that building No. 1 will be 69 feet, 3 inches by 55 feet for offices, building No. 3 will be 50 feet, 5 inches by 70 feet for metal storage and manufacturing, building No. 9 will be 84 feet by 100 feet for metal storage and manufacturing, all to be one story in height; that buildings Nos. 2, 4, 5, 6, 7, 8, 10 and 11 are present and are to be maintained; and

WHEREAS, the applicant contends that building No. 2 was originally erected under N. B. 1987-16, altered under Alt. 2149-44 Certificate of Occupancy 11900 for metal foundry, smelting and refining, metal storage and garage for 4 trucks; that building No. 4 was erected under Alt. 2149-44, loading space for 4 trucks, Certificate of Occupancy 11900 covers this use; that building No. 5 originally erected under N. B. 8084-1910, altered under Alt. 2871-1917, use 5-car garage on first floor, storage and locker room on the second floor; that no Certificate of Occupancy was issued; that building No. 6 was originally erected under N.B. 2370-1908, altered under Alt. 1497-43, use garage for 4 trucks, smelting (ingot casting) and metal storage; that Certificate of Occupancy 8991-21 was issued for garage for 4 trucks on the first floor and storage on the second floor and that no new certificate of occupancy was issued on Alt. 1497-43 for smelting; that no original permits are revealed for building No. 7 which was erected before 1900, but the building does appear in plans for Alt. 2149-44 issued for buildings Nos. 2, 4 and 8 and that Certificate of Occupancy 11900 covers this use;

that building No. 8 was erected under Alt. 2149-44, used metal storage and that Certificate of Occupancy 11900 covers this use; that building No. 10 was erected under N.B. 5143-14 as a workshop and that no Certificate of Occupancy was issued; that building No. 11 was erected under N. B. 5177-13 and altered under Alt. 1024-43, used metal storage and that no certificate of occupancy was issued; that the portion of the site in the unrestricted zone has an area of 50,708 square feet and that after demolition of buildings 1A, 1B, 1C, 1D and 9A there will be an unoccupied area of 20,913 square feet; that the allowable coverage of this area is 14,048 square feet, the proposed coverage is 14,369 square feet and that therefore the proposed building only exceeds the allowable by 321 square feet; that the proposed fireproof buildings are required for the expanded business of the company and will replace frame buildings; that the area to be rebuilt is in an unrestricted zone and the proposed uses are permissible; that the three proposed extensions all occur between buildings on the same site or streets and do not touch or adjoin the southerly lot line and that these extensions cannot affect the block or community; and

WHEREAS, the zone designation has been unchanged since July 25, 1916; and

WHEREAS, the proposed construction is in part in substitution for existing old buildings now on the premises; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and was therefore entitled to relief, as to extension of area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to extension of area, to permit the existing frame buildings to be removed as proposed and new buildings constructed in their place and other extensions of buildings as proposed and as shown on plans filed with this application marked "Received April 20, 1950," 7 sheets, *on condition* that in all other respects the buildings and occupancies shall comply with all laws and rules applicable thereto; that all permits shall be obtained and all work completed within (1) year from the date of this resolution and that a new superseding Certificate of Occupancy for the entire premises shall be obtained.

307-50-BZ

APPLICANT—Lama, Proskauer and Prober for Crawford Improvement Company, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service center, lubritorium, car washing, motor vehicle repairs, office and salesroom; and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—2645-2656 Coney Island avenue and 756-766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Louis Weiser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

Negative: Chairman Murdock 1

THE RESOLUTION (307-50-BZ)

Whereas, Lama, Proskauer and Prober for Crawford Improvement Company, Inc., owner filed May 4, 1950 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service center, lubritorium, car washing, motor vehicle repairs, office and salesroom, and to permit the parking of more than five motor vehicles waiting to be serviced, affecting premises 2645 to 2656 Coney Island avenue and 756 to 766 Crawford avenue, southwest corner (Block 7184, Lot 139), Borough of Brooklyn; and

WHEREAS, a public hearing was held on July 5, 1950 after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument and

WHEREAS, the district maps accompanying the zoning resolution show that Crawford avenue is in residence and business use, D area, class 1 height districts; Coney Island avenue and the site are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated April 20 1950 acting on N.B. Applic. 558-50 reads:

> "1. A proposed gasoline service station, lubritorium, minor repairs, car washing, office and salesroom, parking of more than 5 cars waiting to be serviced, storage and boiler room on a lot located in a business use district is contrary to Art. 2, Sec. 4a, subdiv. 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. 4⅜ in. frontage by 100 ft. 4⅜ in. in depth, presently vacant except for an advertising billboard; that it is proposed to erect a building 64 ft. front by 32 ft. in depth, one story 14 ft. and 16 ft. 4 in. in height, of class 3 construction, to be used in conjunction with proposed gasoline service station as a lubritorium, car washing, motor vehicle repairs, storage room, boiler room, office and sales room; that it is further proposed to install six 550-gal gasoline tanks, and four approved dispensing pumps, with two curb cuts on Coney Island avenue and one on Crawford avenue; that it is proposed to permit the parking of more than five motor vehicles waiting to be serviced; and

WHEREAS, the applicant contends that the use district maps accompanying the zoning resolution show that the property is presently zoned as a class 1 height district and a D area district; that the portion of the property within 100 ft. of Coney Island avenue is zoned as business and the remainder as residence; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the premises are presently vacant except for an advertising billboard for which no permits are indicated in the Department of Housing and Buildings; that it is the intention of the owner to remove the billboard and erect a modern gasoline service station consisting of six buried 550-gallon storage tanks and four dispensing pumps; that the accessory building proposed will be of brick, class 3 construction, having a frontage of 64 ft. and a depth of 32 ft. and will contain uses normal to a gasoline service station; that a space at the westerly part of the site has been set aside to park cars waiting to be serviced; that a landscaped area at a westerly lot line will be installed and maintained to act as a buffer between the station and the residence area; that this planted area will afford the adjoining residence zone greater benefits, light and ventilation than if stores were erected on the site which could be erected on the westerly lot line; that the proposed building will improve the appearance of the entire area; that Coney Island avenue is a main auto lane leading north and south across Brooklyn and therefore the station is requred service on this street and entirely in keeping at this point; that there are sufficient stores in the area to service the present home development and more stores would be unneccessary; that non-conforming uses exist on lot 30, block 7183 which is a lumber yard and lot 88, block 7184 which is a gasoline station; and

WHEREAS, the premises and surrounding area were inspected by a committee, of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the premises to be occupied as proposed as a gasoline service station, as indicated on plans filed with this application, marked "Received May 4, 1950" (1 sheet) and "June 29, 1950" (2 sheets), *on condition* that all present uses on the premises shall be removed and the plot shall be graded substantially to the grade of Coney Island avenue and shall be arranged substantially as indicated on such plan; that the design and arrangement of the accessory building shall be as indicated and arranged as shown thereon; that nothing in this resolution shall include the permission for extension of the accessory building, as indicated; that along the interior lot lines there shall be erected a masonry wall not less than 2 feet in height with a steel picket fence erected thereon to a total height of not less than 5 ft. 6 in., except that such wall and fence may be reduced within 10 ft. of the building line to a total height of not less than 4 ft. 6 in.; that landscaping shall be maintained with suitable material in the areas as indicated, properly protected with concrete curbing not less than 6 in. in height and 6 in. in width above grade; that curb cuts shall be limited to two, each 30 ft. in width to Coney Island avenue, as indicated and one to Crawford avenue, not less than 20 ft. in width, all within 25 ft. of the intersection; that the sidewalks and curbing along the street front shall be reconstructed or repaired to the satisfaction of the borough president; that the number of gasoline tanks shall not exceed six 550 gallon tanks; that pumps shall be erected not nearer than 10 feet to the base of the pumps to Coney Island avenue; that there shall be no pumps erected facing Crawford avenue; that minor repairing may be permitted within the accessory building with hand tools only, under section 7i, for a similar term; that signs shall be restricted to a permanent sign attached to the facade of the building and to the illuminated globes of the pumps, excluding all temporary and roof signs, but permitting the erection of a post standard to support a sign, which may be illuminated, advertising only the brand of gasoline on sale, permitting such sign to extend beyond the building line for a distance of not over 4 feet; that parking of motor vehicles may be permitted as proposed, under section 7h for a similar term for such cars awaiting service or having been serviced; that there shall be no cellar constructed under the accessory building; that the greasing and washing equipment shall be of the hydraulic type and no grease pits shall be installed; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

365-50-BZ

APPLICANT—Casper P. Colla, for Maresco Holding Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and business use district, the extension of existing restaurant into the residence use portion of the plot, and to permit the parking of patrons' motor vehicles in the residence use portion of the plot, with entrances more than the permitted distance from the intersection.

PREMISES AFFECTED—3159-3169 Emmons avenue, northeast corner of Coyle street (Block 7508, Lots 118, 124 and 85), Borough of Brooklyn.

APPEARANCES—

For Applicant Casper P. Colla.

For Opposition: G. Ferrara, Virginia Ferrara, Mabel Liesenberg and William K. Birch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (365-50-BZ)

WHEREAS, Casper P. Colla, for Maresco Holding Corporation, owner, filed May 23, 1950 an application under sections 7c, 7h and 7A of the zoning resolution, to permit in residence and business use districts, the extension of an existing restaurant into the residence use portion of the plot, with entrances more than the permitted distance from the intersection, affecting premises 3159 to 3169 Emmons avenue, and 2823 to 2857 Coyle street, northeast corner (Block 7508, Lots 118, 124 and 85), Borough of Brooklyn; and

WHEREAS, a public hearing was held on July 11, 1950 after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Emmons avenue is in a business use, D area, Class 1 height district, Coyle street and the site are in residence and business use, D area, Class 1 height districts; and

WHEREAS, the decision of the borough superintendent dated April 26, 1950 acting on Alt. Applic. 750-50, reads:

"1. Proposed extension of restaurant and parking of more than five cars for patrons in residence use district is contrary to Art. II, Sect. 3 of the Z.R.

2. Proposed entrance to parking area for patrons of restaurant located in a business use district abutting a residence use district where entrance is located more than 25' from intersecting streets is contrary to Art II, Sec. 7-A of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 126 ft. 7 in. frontage by 437 ft. 9 in. in depth, irregular, on which is located a building 72 ft. 2 in. by 75 ft. in depth, irregular, one story, 12 ft. 6 in. in height, of Class 3 construction, used as a restaurant and a building 20 ft. 6 in. front by 80 ft. in depth, one story, used as a bar and grill and a dining garden for which Certificate of Occupancy 123843-49 (N.B. 1463-48 and P.A. 15-49) has been issued; that it is proposed to extend the restaurant 60 ft. 8 in., a portion of which will extend into the residence use district (43 ft. 1⅞ in.); that it is further proposed to permit the parking of patrons cars on part of the residence use portion of the plot; and

WHEREAS, the applicant contends that the owner and his wife have been in the restaurant business for over 20 years on Emmons avenue, the waterfront of Sheepshead Bay; that the property in question where they now conduct their business has one lot 100 ft. 5½ in. frontage on Emmons avenue with a depth of 97 ft. 9 in. on Coyle street and 107 ft. 6⅛ in. on Bragg court, which is a private street over which there are easements for the adjoining property owners but is owned by the owners of the site in question; that because of the increase in business in 1949, the property in the rear, Lot 124, was purchased with the intention of building a small one-story extension to the present dining room, the extension to be 20 ft. by 60 ft. 8 in. with an open dining terrace about 12 ft. wide on the west of the dining room; that approximately 50 ft. of this extension will be in the residence use district and 10 ft. 5 in. in the business district; that it is also proposed to use a portion of Lot 124 for the parking of cars, exclusively of the patrons; that the use district dividing line divides Lot 118 which has the present restaurant so that a triangular portion of that lot is in the residence district; that the base of this triangle along the east lot line measures approximately 7 ft.; that the appearance of the property will be improved a great deal if the extension is built and the area for parking were

properly cleaned, graded and maintained; that this property is unsuitable at this time for development for residential use and has been this way for many years; and

WHEREAS, the proposed extension has been commenced and the walls are approximately 4 ft. above grade; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c to permit the extension of the existing building for a length of approximately 60 ft. as proposed and as indicated on plans filed with this application marked "Received May 23, 1950," 4 sheets, and "June 12, 1950," 1 sheet, *on condition* that there shall be no windows or other openings from such proposed extension to Bragg court, to the east and no openings—except those lawfully permitted shall be permitted in the east wall of the existing building; that under section 7h for a term of five (5) years the premises in the rear as proposed and shown may be occupied for the parking of cars belonging to patrons and employees of the restaurant, *on condition* that such rear area shall be graded and surfaced with steam cinders or clean gravel and treated with a binder and properly rolled and drained; that there shall be no parking of cars other than as herein permitted; that a curb cut may be permitted under section 7A to Coyle street at the entrance to such parking lot as indicated, provided such curb cut does not exceed 25 ft. in width; that the sidewalks and curbings on the streets abutting the premises shall be restored or repaired to the satisfaction of the Borough President; that in all other respects the buildings and occupancies shall comply with all laws, rules asd regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

380-50-BZ

APPLICANT—Saul S. Nevins, for Reiner Heating Corp., owner (Tremont Chevrolet Co., Ine., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing.

PREMISES AFFECTED—Southeast corner of Bruckner boulevard and Colgate avenue (Block 3649, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Saul S. Nevins, B. L. Sylvan and Martin M. Lipp.

For Opposition: A. J. Cincotta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (380-50-BZ)

WHEREAS, Saul S. Nevins, for Reiner Heating Corp., owner, Chevrolet Co., Inc., lessee, filed May 23, 1950 an application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing, affecting premises southeast corner of Bruckner boulevard and Colgate avenue, (Block 3649, Lot 30), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for decision by the Board and for inspection if necessary; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Evergreen avenue, Colgate avenue, Bruckner boulevard and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1950, acting on N. B. Applic. 515-50, reads:

> "1. Proposed use of the building to be erected on this lot, which is in a residence use district, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing, incidental to the conduct of a franchised automobile agency, is contrary to Article II, Section 3, of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises eonsist of a plot, 200 feet frontage by 140 and 71.34 feet in depth (irregular), presently vacant; that it is proposed to erect a building 108 feet front by 139 feet in depth, one story and mezannine, 16 feet 6 inches in height, of class 1 constuction, to be used for auto sales and showroom, storage and sale of auto parts, office, and for motor vehicle repairs to cars dealt in by the agency (Chevrolet); and

WHEREAS, the applicant eontends that the building will be of modern design and will beautify the entire area, be a credit to the community and enhance the real estate values in the surrounding neighborhood; that prior to June 10, 1932, this property and all of the surrounding area was in an unrestricted district, but on that date the district was changed so that the northerly 100 feet of the property fronting on Bruckner boulevard was changed to a business district, and the irregular portion of the property in the rear was ehanged to a residential district; that on April 26, 1945, the zoning of this district was again changed so that the entire property is now located in a residence district; that notwithstanding this change of zoning, no portion of the affected area on the south side of Bruckner boulevard is improved with a dwelling or residence, and to date no applications have been filed with the Department of Housing and Buildings for the erection of a residence or dwelling and the entire neighborhood is entirely unsuited for residential use and that the property is one-half block to the west of a business district and one block west of an unrestricted use; that Bruckner boulevard is an arterial highway and there is not a single residence or dwelling fronting on Bruckner boulevard either in the affected area or for the many blocks surrounding the affected area; that there are only eight dwellings in the affected area, all on the other side of Bruckner boulevard and consents to the proposed variance by the owners of seven of the dwellings, are filed together with this application; that in the affected area on Bruckner boulevard, there are two billboards, three gas stations, one automobile laundry, three used car lots and one metal repair shop, and therefore, this property is primarily commercial area; that this space is urgently required by Tremont Chevrolet Co., Inc., whose lease for premises now occupied by them at 881 East Tremont avenue, in the Borough of The Bronx, expires on June 30, 1950, and whose space at the latter address is inadequate for a Chevrolet agency that will comply with the high standards of General Motors which that company requires of their franchised dealers; that the lessee is now without a franchise, which will be issued to them when the proposed building is completed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivisions e and i of the zoning resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of fifteen (15) years, to permit the premises to be used as a sales agency for motor vehicles including the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop and servicing of new and used cars dealt in by the agency, lubrication, greasing and washing, substantially as proposed and as indicated on plans filed with this application marked "Received June 9, 1950" (5 sheets), *on condition* that the building as proposed shall in all other respects comply with all laws, rules and regulations applicable thereto; that the portion of the plot left unbuilt upon may be occupied for the storage of cars dealt in by the agency, *on condition* that around this unbuilt upon area continuously from Bruckner boulevard, along Evergreen avenue and along the property lines to the south of Colgate avenue there shall be erected and maintained a steel fence, of the woven wire chain link type, to a height of not less than 5 ft. 6 in. erected on a concrete base; that there may be one opening through such fence on Colgate avenue and to Bruckner boulevard, provided each opening is equipped with a gate of similar construction and with curb cuts opposite such openings; that this unbuilt upon space shall be levelled to the grade of Bruckner boulevard and surfaced with steam cinders or clean gravel, treated with a binder, properly rolled and graded to provide natural drainage; that within the building, repairs and servicing of cars may be permitted under section 7i provided such servicing is of the usual type for a sales agency and repairs are mainly by hand tools, except there may be machines for brake adjustment and wheel alignment; that there shall be no gasoline storage system on the premises; that there shall be no cellar; that any heating may be by means of approved devices installed on the street floor; that signs shall be restricted to permanent signs attached to the facade of the building, excluding all roof signs and all temporary signs; that such signs shall be as permitted under the zoning resolution for a restricted retail district; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

386-50-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and metal garages to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1995 (1993-1999 displayed) Atlantic avenue and 261 Saratoga avenue, northeast corner (Block 1562, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (386-50-BZ)

WHEREAS, Albert E. Deer, for Esso Standard Oil Company, owner, filed June 5, 1950 an application under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station and metal garages to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot, affecting premises 1995 (1993 to 1999 displayed) Atlantic avenue, and 261 Saratoga avenue, northeast corner (Block 1562, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that Saratoga avenue, Atlantic avenue and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 31, 1950, acting on N. B. Applic. 469-49, reads:

> "1. Proposed gasoline service station, lubritorium, auto laundry, motor vehicle repair shop for minor repairs, parking and storage lot for more than five motor vehicles in a business use district is contrary to Art. II, Sec.4(a), Subdivisions 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 98 feet frontage by 121 feet, 7 inches in depth, on which are located three metal buildings used as office and shop and individual garages; that there are six 550-gallon gasoline tanks and 4 dispensing pumps for which Certificate of Occupancy 78819-36 has been issued for a gasoline service station, Certificate of Occupancy 7322-24 for garage for 3 cars, and Certificate of Occupancy 27008-24 for one 5-car garage and one 1-car garage, and there is also a 2-car greasing pit; that it is proposed to remove all of the aforementioned buildings and the outside grease pit, grade the premises substantially to the level of the adjoining streets, remove the two gasoline pump islands now located on or near the lot lines and rearrange the curb cuts; that it is further proposed to erect a new 1-story masonry and porcelain enamel (front and side) office building, including rest rooms, 3 service bays and store room and that this building will be 53 feet 6 inches by 30 feet and 15 feet high; that it is also proposed to install 2 hydraulic lifts, provide lot line walls along the northerly and easterly side of 2 ft. 6 in. high masonry with 3 ft. 6 in. iron picket fence above, provide planted areas as shown on plans of proposed conditions, install two additional 550-gallon gasoline tanks to make a total of eight, install two new pump islands with two pumps, each set back 10 feet from the lot lines; erect two "ESSO" brand signs on post standards overhanging the lot lines for a distance of 5 feet; install concrete sidewalks, ramps and new curb cuts as shown on drawings; that it is further proposed to use a ceiling suspended furnace for heating purposes as approved by the Board under Cal. 25-49-SA (Gilbert & Barker); and

WHEREAS, the applicant contends that fire department records show that plan #1780-23 was approved on January 5, 1924 for 3 underground gasoline tanks with metes and bounds being given as 98 feet on Saratoga avenue, thence north 121 ft. 7 in., east 98 ft., south 121 ft. 7 in.; that on April 2, 1927 fire department plan #393-27 was approved for one additional gasoline tank; that on February 8, 1940, building department plan Misc. 29-40 was approved for 2 additional gasoline tanks, fire department folder No. 44324.05; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c, i and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the reconstruction of the lawfully existing gasoline station and extension of uses substantially as proposed and as indicated on plans filed with this application marked "Received June 5, 1950," 4 sheets, *on condition* that all existing structures shall be removed and the new construction and arrange-

ment shall be in accordance with such proposed plans; that no cellar shall be constructed under the accessory building; that the accessory building shall be faced with face brick in place of porcelain enamel as proposed; that no pumps shall be erected nearer than 10 ft. to the street building line from the base of the pumps; that the number of gasoline storage tanks shall not exceed eight (8) 550 gallon tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be surfaced with concrete or asphalt or other bituminous paving except for the maintenance of landscaping toward the easterly lot line as indicated; that such landscaping shall be maintained with suitable planting material and shall be protected with concrete curbing not less than 6 in. in height and 6 in. in width; that curb cuts shall be restricted to two curb cuts to Atlantic avenue, substantially as now existing, except that no curb cut shall be nearer than 5 ft. to the street or side lot lines as prolongated; that two curb cuts may be permitted to Saratoga avenue each not exceeding 35 ft. in width, substantially as now located and as shown except that no part of any curb cut shall be nearer than 5 ft. to the street line or rear lot line as prolongated; that there shall be erected on the rear and side lot lines to the north and east a masonry wall not less than 2 ft. 6 in. in height with a steel picket fence erected thereon to a total height of not less than 5 ft. 6 in.; that such wall and fence may be reduced to a height of 4 ft. 6 in. within 10 ft. of the street building lines; that motor vehicle repairing may be permitted under section 7i, provided such repairing is by hand tools only and maintained within the accessory building; that parking of cars may be permitted under section 7h for a term of five years limited to such cars as have been serviced or are awaiting service; that such parking however shall not be maintained to the north of the accessory building which shall remain vacant at all times; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for not more than four feet; that at such intersection there shall be erected a block of concrete extending 5 ft. along either building line and not less than 12 in. in height; that such block of concrete may be segmental in shape as shown; that the sidewalks and curbings on the street fronts of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable firefighting appliances shall be maintained as the Fire Commissioner shall require; that nothing in this resolution includes the privilege of extending the accessory building to include a future bay, as indicated, to the east; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

418-50-BZ

APPLICANT—A. H. Salkowitz, for Bell Associates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, D area district the erection of more than one building on a lot without the required yards and courts, and to permit the parking of motor vehicles on open portions of the plot.

PREMISES AFFECTED—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3), 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens.

APPEARANCES—

For Application: A. H. Salkowitz, Leon J. Shapiro and Morty Wolosoff.

For Opposition: B. Tunick, D. Jacobson, A. Galston, G. Schulman, N. Simon, L. Novak, A. Schultz, A. J. Lipp and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (418-50-BZ)

WHEREAS, A. H. Salkowitz, for Bell Associates, Inc., owner, filed June 14, 1950 an application under sections 21 and 7h of the zoning resolution, to permit in a residence use. D area district, the erection of more than one building on a lot, without the required yards and courts and to permit the parking of motor vehicles on open portions of the plot, affecting premises 220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 25, 1950 for inspection and decision by the Board; objectors and owners to file an agreement as to certain conditions; and

WHEREAS, the district maps accompanying the zoning resolution show that 73rd avenue, 75th avenue, Underhill avenue, Springfield boulevard and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated May 25, 1950, acting on N.B. Applic. 3884 to 3948-50, reads:

"3. The erection of more than one building on a lot is contrary to Article 1, Section 5 of Zone Resolution.

4. The parking of motor vehicles within a residence district is contrary to Article 2, Section 3 of Zone Resolution.

5. Provide yards and courts as per Sect. 14 of zone resolution (Res. D)."

and

WHEREAS, the applicant states that the premises consist of a plot, 1780 feet frontage by 1330 feet in depth (irregular), presently vacant; that it is proposed to erect 449 two family dwelling units, accessory garages under the building, detached garages and open parking areas on four city blocks of a total area of 1,788,036 square feet; that these dwelling units are to be of class 4 construction, attached type, with 8-inch concrete block party walls subdividing all two-story, two-family units; that the foundations are to be of poured concrete, exterior walls of frame construction, covered with approved ½ inch thick gyplap and 4 inch brick veneer, wood floor and roof beams, NC pine roofing boards and approved asphalt shingles; that the street layout as sub-

mitted has already been approved by the City Planning Commission in accordance with the architectural layout of the buildings on the plot; and

WHEREAS, the applicant contends that due to the complexity of the layout of the units on the plot, it would be impossible to subdivide the block into individual lots and at the same time to comply with all the other requirements of the zoning law as to yards, areas, etc.; that the entire development will be maintained under one ownership and management and that the units are not provided with individual service connections; that furthermore any subdivision would be contrary to the rules of the Department of Taxes and that by placing the buildings as shown on one plot, adequate cross ventilation is provided, the distance between buildings varying from 20 to 100 feet; that the thus created layout provides for recreational areas, playgrounds, service courts, etc.; that he further states that only 340-car garages are provided in the entire development with 395-car open air parking space with the intent of keeping the maximum number of cars off the main streets; that the entire development will consist of 898 apartments and no rental garages are available within a two mile distance from the development and the parking spaces will be concealed by proper landscaping from the adjoining apartments; that it is further stated that all minimum yard and area requirements of the zoning resolution are well complied with; that the minimum distance between dwellings is 10 feet and that adequate ventilation has been provided; that the total area of dwelling units is well below the permitted area, occupying only 20% of the combined lots as compared with the allowable percentage of 55 and 70 for corner portions; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board, the buildings are multiple dwellings but are passed upon, due to the examination of the Department of Housing and Buildings, as two family dwellings; that in view of the arrangement as multiple dwellings, the Board deems that the variances requested should be granted, as the buildings comply substantially with the zoning resolution when examined as multiple dwellings; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to Objection 3, to permit more than one building on the lot substantially as proposed and as indicated on plans filed with this application marked "Received June 14, 1950," 16 sheets and "July 21, 1950," 2 sheets, and as to Objection 4, to permit the parking of motor vehicles belonging to the residents of the proposed buildings in the areas as indicated on such plan, provided such parking areas shall be properly surfaced and maintained at all times in neat condition; as to objection 5, to permit the arrangement of buildings and entire premises substantially as proposed and as indicated, provided the coverage of the entire plot does not exceed the percentage as proposed and in addition that the area to the south, as indicated on such plan, shall be maintained unbuilt upon as proposed and shall be fenced along the lot lines to the south, east and west, and regraded as may be necessary to provide good drainage and landscaped appearance; that the area shall be planted for a depth of 100 ft. from the southerly line with grass, trees and shrubs and existing trees shall be retained where possible; that a chain link fence along the lot lines of this portion of the premises shall be erected on a masonry base for a total height of not less than 5 ft.; that the planting in the area shall be suitable and shall be maintained at all times in good condition; that an additional 50 ft. similar planting shall be maintained except where residential buildings, garages and parking areas are shown; that there shall be no playground or picnic grounds and no benches or similar facilities within the strip 100 ft. in width adjoining the southerly lot line; that the driveway as shown from 217th street, within the 100 ft. landscaped area, may however be constructed, provided this driveway is properly fenced and screened with planting so as to preclude the parking or storage of motor vehicles on any portion of the space at the south between the existing driveways, garages and buildings within 150 ft. from such southerly lot line; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 419-50-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

58-24-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting partly in a business use and partly in a residence use district, the alteration of a garage (permission to erect was granted by the Board), and which garage now has a permit for the sale of gasoline, so as to include a gasoline service station in connection with adjoining premises 76-13 to 76-15 Northern boulevard, Cal. 228-35-BZ.

PREMISES AFFECTED—76-13 to 76-19 Northern boulevard (Jackson avenue), northwest corner of 77th street (20th street); (Block 1172, Lot 40), Jackson Heights, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD — Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (58-24-BZ)

WHEREAS, application under section 21 of the zoning resolution, to permit partly in a business district and partly in a residence district, the alteration of a garage (permission to erect which was granted by the board and which garage for more than 5 motor vehicles now has a permit for the sale of gasoline) as to include a gasoline service station (in conjunction with adjoining premises 76-13 to 76-15 Northern boulevard, Cal. No. 228-35-BZ) affecting premises 76-19 Northern boulevard (Jackson avenue) northwest corner of 77th street (20th street) (Block 1172, Lot 40), Jackson Heights, Borough of Queens was granted by the Board July 8, 1924, on certain conditions; and

WHEREAS, this application was amended October 22, 1935, December 10, 1935 and April 6, 1937; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 22, 1935 as thereafter *amended* by resolution adopted December 10, 1935, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the statement by the applicant that all plans for construction have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 5430-35)."

MINUTES

115-36-BZ

APPLICANT—Gustave Goldman, for George Beaudry, owner.
SUBJECT—Application for consideration — reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the parking of more than five motor vehicles and also automobile wrecking.
PREMISES AFFECTED—5283-5291 Kings Highway, east side, 60 ft. 9 in. north of Preston Court (Block 7949, Lot 20), Borough of Brooklyn.
APPEARANCES—
For Applicant: Minnie Goldman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and term of variance extended.
THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (115-36-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use district the use of a plot of ground for parking more than five motor vehicles, and also automobile wrecking, affecting premises 5283-5291 Kings highway, east side, 60 ft. 9 in. north of Preston court (Block 7949, Lot 20), Borough of Brooklyn, was granted by the Board October 20, 1936, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on June 29, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 20, 1936 as thereafter *amended* by resolutions adopted through June 29, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7, subdivision e, for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended*, the resolution adopted on October 20, 1936 as *amended* through June 29, 1948, shall be complied with in all respects (Applic. 4721-36)."

172-46-BZ

APPLICANT—Joseph Otis, for 146 Richmond Avenue Corp., owner (Fisher-Beer Co., lessee).
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the extension of present building, to cover more than the permitted area.
PREMISES AFFECTED—16-18 Grove avenue, south side, 100.52 ft. west of Richmond avenue and 146-148 Richmond avenue (Block 1077, Lots 28-37), Port Richmond, Borough of Richmond.
APPEARANCES—
For Applicant: Joseph Otis.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (172-46-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a manufacturing use, C area district, the extension of the present building to cover more than the permitted area, premises: 16-18 Grove avenue, south side, 100.52 ft. west of Richmond avenue and 146-148 Richmond avenue, (Block 1077, Lots 28-37), Port Richmond, Borough of Richmond, was granted by the Board July 16, 1946, on certain conditions; and

WHEREAS, the resolution was amended February 23, 1949; and

WHEREAS, time to complete the work and obtain permits was extended from time to time and last extended July 19, 1949; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 16, 1946 as thereafter *amended* by resolutions adopted through February 23, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended resolution* (Alt. 45-46)."

543-47-BZ

APPLICANT—Charles C. Weinstein, for Helen Kornblum, owner (Christenson and Weiss Motors, Inc., lessee).
SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e 7f and 7i of the zoning resolution, permitting in a residence and business use, C area district, the erection and maintenance of a building to be used as a garage for the storage of more than five motor vehicles, an indoor showroom, office, sale of parts and motor vehicle repair shop, using more than the area permitted and the outdoor sale and display of more than five motor vehicles in the open area at rear of building.
PREMISES AFFECTED—77-06 Queens boulevard and 50-17 Ireland street, southeast corner (Block 2452, Lots 1, 4 and 45), Elmhurst, Borough of Queens.
APPEARANCES—
For Applicant: Charles C. Weinstein, Mariano Schimenti and Henry N. Weiss.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (543-47-BZ)

WHEREAS, this application under sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a building to be used as a garage for the storage of more than five (5) motor vehicles, an indoor showroom, office, sale of parts and motor vehicle repair shop, using more than the area permitted, and the outdoor sale and display of more than five (5) motor vehicles and the parking of more than five (5) motor vehicles in the open area at the rear of the building, affecting premises 77-06 Queens boulevard and 50-17 Ireland street, southeast corner (Block 2452, Lots 1, 4 and 45), Elmhurst, Borough of Queens, was granted by the Board October 21, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended October 25, 1949; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1947, by adding thereto:

" . . . that in view of the changing of the zone of the premises, the front portion of the plot along Queens boulevard may be occupied for the placing of cars for sale as proposed and as indicated on plans filed with this request for amendment, marked "Received June 24, 1950," (1 sheet); that in such portion the surface may be cemented or covered with steam cinders and the landscaping previously required may be omitted; that an additional curb cut to such area may be permitted from Queens boulevard; that in all other respects the resolution adopted by the Board on October 21, 1947, where applicable and not affected by the change in zoning shall be complied with (N.B. 145-47)."

706-48-BZ

APPLICANT—George H. Colin, for Cities Service Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction and extension to existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office.

PREMISES AFFECTED—153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Frank Bima, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (706-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension to an existing gasoline service station to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office, affecting premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens was granted by the Board February 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 1, 1949 by adding thereto:

" . . . that minor changes in the layout plans may be permitted as indicated on revised plans marked "Received July 6, 1950," (four sheets), as to the location and size of the accessory building and the location of the pumps and curb cut from 154th street and Northern boulevard on condition that in all other respects the resolution adopted by the Board on February 1, 1949 shall be complied with (N.B. 6543-47)."

772-48-BZ

APPLICANT—Seelig and Finkelstein, for New Brighton Beach Jewish Center, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension of existing synagogue, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Finkelstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (772-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area, district, the extension of an existing synagogue using more than the area permitted and without the required rear yard, affecting premises 184 Brighton 11th street, west side, 100 ft. north of Brighton Beach avenue (Block 7516, Lot 2451), Borough of Brooklyn was granted by the Board July 12, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 12, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the statement by the applicant that all plans have been approved by the Department of Housing and Buildings and contracts let for the construction, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 2274-48)."

992-48-BZ—Vol II

APPLICANT—Lama, Proskauer and Prober, for Oakridge Estates, Inc. (Goldring Motors, Inc.), owners.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7A, 7e and 7i of the zoning resolution, to permit in the business portion of the lot the erection and maintenance of a building to be used for boiler room, storage and locker room in cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on first floor; storage of auto parts and office on mezzanine, and to permit off-street parking for more than five motor vehicles in the residence use portion of lot for patrons' cars; with entrances and exits greater than permitted at a greater distance from intersections than is permitted.

PREMISES AFFECTED—1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (992-48-BZ—Vol. II)

WHEREAS, this application under sections 7c, 7e, 7i, 21 and 7A of the zoning resolution, to permit in a business use district along Clarkson avenue, motor vehicle repairing and lubrication in a building otherwise conforming to the requirements for a business use district for auto showroom, offices and storage of auto parts and to permit in the residence use district, along Kings highway, parking of patrons' and employees' cars; affecting premises 1154 Clarkson avenue, 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn was denied by the Board, March 15, 1949, as Vol. I; and

WHEREAS, this application under sections 7A, 7i and 7e of the zoning resolution to permit in the business use portion of the lot the erection and maintenance of a building to be used for boiler room, storage and locker room in cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on first floor; storage of auto parts and office on mezzanine, and to permit off-street parking for more than five motor vehicles in the residence use portion of lot for patrons' cars; with entrances and exits greater than permitted at a greater distance from intersections than is permitted, was granted by the Board July 12, 1949, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and appeals does hereby *amend* the resolution adopted July 12, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the termination of the court proceedings, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 1651-48)."

196-49-BZ

APPLICANT—Michael Levine, for Lucky Star Realty Corp., owner.

SUBJECT—Application for consideration — reopening and amendment as to term—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, to include auto laundry, lubritorium, minor repairs (with hand tools only), and office.

PREMISES AFFECTED—1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx.

APPEARANCES—

For Applicant: Michael Levine and Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and plans approved.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (196-49-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station to include auto laundry, lubritorium, motor vehicle repair shop and office, affecting premises 1280 Allerton avenue, southwest corner of Wilson avenue (Block 4468, Lot 43), Borough of The Bronx was granted by the Board April 11, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and approval of plans as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received June 26, 1950," (2 sheets), as being substantially in accordance with the requirements of the resolution adopted April 11, 1950, subject to the further conditions;

". . . that as required by the resolution adopted April 11, 1950, there shall be no curb cuts either to Wilson or Bouck avenues within 25 ft. of the intersection of Allerton avenue; that the premises shall be graded and leveled substantially to the grade of surrounding streets and shall be arranged as indicated on such working drawings; that the accessory building shall comply in all respects with the requirements of the Building Code as to construction and shall be arranged and designed substantially as indicated on such working plans; that the pumps shall be erected not nearer than 15 ft. to the street building lines; that the premises where not occupied by accessory building and planting shall be paved with concrete or tarvia or paving that is reasonably impervious; that the number of gasoline tanks shall not exceed eight 550 gallon tanks; that within the accessory building the equipment for greasing and washing shall be of the hydraulic type; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps excluding all roof signs and all temporary signs but permitting the erection within the building line of one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that along the rear property line where wall of proposed accessory building does not occur there shall be erected a masonry wall continuous to the street building lines and not less than 5 ft. 6 in. in height, except that such wall may be reduced to a height of 4 ft. within 10 ft. of the street building line; that the sidewalks and curbing adjoining the premises shall be reconstructed or restored to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution . . . and *granted* under section 7e for a term of fifteen (15) years . . . that other than as herein *amended,* the resolution adopted on April 11, 1950, as *amended* by resolution adopted this day shall be complied with in all respects (N.B. 172-49)."

321-49-BZ

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application for consideration—reopening and approval of revised working plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, minor repairs (with hand tools only), and office.

PREMISES AFFECTED—59-14 Beach Channel Drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and revised working plans approved.

THE VOTE TO REOPEN AND APPROVE REVISED WORKING PLANS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (321-49-BZ)

WHEREAS, this application under Section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto-washing, motor vehicle repair shop and office affecting premises 59-14 Beach Channel drive and 404 Beach 60th street, northeast corner (Block 430, Lot 109), Arverne, Borough of Queens was granted by the Board November 22, 1949, on certain conditions; and

WHEREAS, a petition and order of certiorari was served on the Board in relation to this application; and

WHEREAS, the court action was discontinued by stipulation on January 17, 1950; and

WHEREAS, the request for approval of the plans was withdrawn January 10, 1950, in view of the fact that the case was in court; and

WHEREAS, plans were approved as being in substantial compliance with the Board's requirements, February 21, 1950; and

WHEREAS, the applicant requested the approval of revised plans as being in substantial compliance with the requirements of the Board's resolution.

Resolved, that the Board of Standards aand Appeals does hereby *approve* working drawings marked "Received December 13, 1949," (three sheets), as being in substantial compliance with the requirements of the resolution adopted November 22, 1949 and superseding the approval of plans marked "Received April 27, 1949," two sheets, as adopted on February 21, 1950, and permitting the revised dimensions and location of the accessory building and the chimney as shown on such working drawings (N.B. 2136-49)."

766-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Attleboro Development Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to curb cut on Marathon parkway—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a residence and restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sales and storage room and office.

PREMISES AFFECTED—248-71 Horace Harding boulevard and 53-34 to 53-44 Marathon parkway, northwest corner (Block 8225, Lot 47), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (766-49-BZ)

WHEREAS, this application under sections 7e and 7i of the zoning resolution, to permit in residence and restricted retail use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, sales and storage room and office, affecting premises 248-71 Horace Harding boulevard, and 53-34 to 53-44 Marathon parkway, northwest corner (Block 8225, Lot 47), Flushing, Borough of Queens was granted by the Board March 28, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 28, 1950 only in so far as it has reference to the curb cut for Marathon parkway, so that as *amended* this portion of the resolution shall read:

" . . . that the carriageway curb cuts shall consist of two (2) to Horace Harding boulevard not exceeding 30 ft. in width each and two from Marathon parkway not exceeding 30 ft. in width each; that in all other respects the resolution adopted March 28, 1950 shall be complied with (N.B. 5350-49)."

878-49-BZ

APPLICANT—Noah N. Sherman, for Jacob S. Jaffe, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a garage for eight motor vehicles, for a term of ten years.

PREMISES AFFECTED—24 Lenox road, south side, 160 ft. 5½ in. east of Flatbush avenue and 2153-2155 Caton avenue (Block 5083, Lot 22), Borough of Brooklyn.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (878-49-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a garage for eight motor vehicles for a term of years affecting premises 24 Lenox road, south side, 160 ft. 5½ in. east of Flatbush avenue and 2153-2155 Caton avenue (Block 5083, Lot 22), Borough of Brooklyn was granted by the Board, May 23, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 23, 1950 by adding thereto:

" . . . that in the event the owner desires to change the measurements of the proposed buildings from 40 ft. by 40 ft. to 39 ft. 8½ in. on the front dimension and 41 ft. in depth, such changes may be permitted provided that in all other respects, the resolution adopted by the Board on May 23, 1950 shall be complied with (N.B. 1102-49)."

895-49-BZ

APPLICANT—Jacob Lubroth and Son, for Alexander Stolow, owner.

SUBJECT—Application for consideration — reopening to consider working drawings—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station and lubritorium.

PREMISES AFFECTED—5701-5707 Flatlands avenue and 901-911 East 57th street, northeast corner and 5702 Avenue I (Block 7783, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth and Alex Stolow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

MINUTES

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE WORKING DRAWINGS—
Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3
Negative: Chairman Murdock 1

THE RESOLUTION (895-49-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and lubritorium for a term of fifteen years, affecting premises 5701 to 5707 Flatlands avenue and 901 to 911 East 57th street, northeast corner and 5702 Avenue I (Block 7783, Lot 43), Borough of Brooklyn was granted by the Board April 25, 1950, on certain conditions; and

WHEREAS, the applicant requested an approval of plans as being in substantial compliance with Board's requirements and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on April 25, 1950 and does hereby *approve* working drawings submitted marked "Received July 20, 1950," (four sheets), *on condition* that the requirements of the resolution as adopted April 25, 1950 shall be complied with in all respects and, in addition, the following requirements: that the premises shall be leveled substantially to the grade of Flatlands avenue and the premises shall be arranged and maintained substantially as indicated on such working plans; that there shall be no cellar under the accessory building; that the accessory building shall be of the design and arrangement as thereon indicated and shall comply in all other respects with the requirements of the building code; that the gasoline pumps shall be erected no nearer than 10 ft. from the base of the pumps to the street building line; that the number of curb cuts shall be restricted to two to Flatlands avenue, each approximately 21 ft. in width and two to East 57th street, one 30 ft. in width and one 20 ft. in width; that the sidewalk and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the borough president; that the number of gasoline storage tanks shall be not over six (6) 550 gallon tanks; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there shall be erected within the building line at the intersection of Flatlands avenue and East 57th street a block of concrete not less than 12 in. in height and extending for a distance of not less than 5 ft. along either building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of Flatlands avenue and East 57th street of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that on the easterly lot line between the accessory building and the street line of Flatlands avenue there shall be constructed a masonry wall not less than 5 ft. 6 in. in height properly coped except that such wall may be reduced to 4 ft. within 5 ft. of the street building line; that the accessory building shall be faced with masonry materials except that wood facia and other trimmings may be permitted; that the roof may be of asphalt shingles with a slate finish; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution (N.B. 1280-49).

44-50-BZ

APPLICANT—Charles M. Spindler, for Kaproco Realty Corp., owner.
SUBJECT—Application for consideration — reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of auto accessories.
PREMISES AFFECTED—110-01 to 110-13 Northern boulevard and 32-65 to 32-73 110th street, northeast corner (Block 1704, Lot 140), Corona, Borough of Queens.
APPEARANCES—
For Applicant: Robert W. Artus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESLUTION (44-50-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sale of auto accessories, affecting premises 110-01 to 110-13 Northern boulevard and 32-65 to 32-73 110th street, northeast corner (Block 1704, Lot 140), Corona, Borough of Queens was granted by the Board May 16, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 16, 1950 only in so far as it has reference to the number of gasoline storage tanks so that as *amended* this portion of the resolution shall read:

". . . that the number of gasoline storage tanks shall be restricted to eight (8) 550 gallon tanks (N.B. 7917-49)."

169-49-BZ

APPLICANT—Maurice G. Uslan, for John Tighe, owner.
SUBJECT—Application (decision of the borough superintendent), under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the addition of a motor vehicle repair shop, parts room and office to an existing motor vehicle repair shop.
PREMISES AFFECTED—5270-5274 Amboy road, southeast corner of Arbutus avenue (Block 6523, part of Lot 80), Huguenot, Borough of Richmond.
APPEARANCES—
For Applicant: Maurice G. Uslan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn without prejudice.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

784-49-BZ

APPLICANT—General Linen Supply and Laundry Co., Inc., owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of an existing business use (storage and maintenance shop) to include storage on 2nd and 3rd stories; area of extension in excess of that permitted.
PREMISES AFFECTED—104-106 Stockton street, south side, 185 ft. east of Marcy avenue (Block 1747, Lot 10), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn without prejudice.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

309-28-BZ—Vol. II

APPLICANT—J. G. L. Molloy, for Shell Oil Co., Inc., owner.
SUBJECT—Application for consideration—reopening as Vol. II to consider reconstruction and extension in area—re Application (decision of the borough superintendent), under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a one story building to be used as a gasoline service station, motor vehicle repair shop, lubritorium, car laundry, office and the parking of cars waiting to be serviced (previously granted by the Board).
PREMISES AFFECTED—2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn.
Housing and Buildings.
APPEARANCES—
For Applicant: J. G. L. Molloy.
For Administration: Samuel L. Becker, Dep't of
ACTION OF BOARD—Application reopened as Vol. II to consider an extension of area and reconstruction of the existing station, subject to the regular procedure.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

137-33-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Morris Maran and Jerold R. Golding, owners.
SUBJECT—Application for consideration—reopening as Vol. II—new proposal—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection of a store building and use of the vacant portion of the lot for parking of patron's autos, (previously denied re erection of gasoline service station).
PREMISES AFFECTED—61-02 to 61-10 Kissena boulevard and 153-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II to consider a new proposal, subject to the regular procedure.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

319-33-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Ralph J., Dorothy P., Edward L. and Helen Herman, owners.
SUBJECT—Application for consideration—reopening as Vol. II to consider additional use—re Application (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, to permit partly in a local retail use and partly in a residence use, D area district, on a plot occupied in part as a gasoline service station (previously granted by the Board) to include auto showroom and minor repairs incidental to new car service on adjoining lot; and without the required rear yard.
PREMISES AFFECTED—234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.
APPEARANCES—
For Applicant: W. J. Burke.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II subject to regular procedure, to consider a proposal for additional uses.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

780-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Vito Santoro, owner.
SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the proposed change in use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing, (previously withdrawn).
PREMISES AFFECTED—1818-1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

133-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur J. Krauss, owner.
SUBJECT—Application for consideration — reopening and amendment of resolution—re Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto showroom, for new and used cars, lubritorium, car washing, motor vehicle repair shop, office and sales, storage, wheel alignment and parts department; (previously withdrawn).
PREMISES AFFECTED—67-02 Juno street, 73-27 to 73-43 Yellowstone boulevard, southeast corner; 66-82 to 66-104 Selfridge street; 67-01 to 67-13 Kessel street (Block 3183, Lots 1 and 2), Forest Hills, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and request for amendment of resolution denied.

MINUTES

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE VOTE TO RECONSIDER AND AMEND RESOLUTION—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (133-50-BZ)

WHEREAS, this application was withdrawn on July 11, 1950, after full hearing by the Board; and

WHEREAS, in a letter dated July 14, 1950, the applicant requested reopening of this application, stating:

"The above mentioned matter was withdrawn on Tuesday, July 11, 1950. I feel that the Board was not favorably inclined to grant this application and for the purpose of closing this file I respectfully request that the Board reopen this matter and vote to deny."

Resolved, that this application be and it hereby is *denied.*

276-50-BZ

APPLICANT—York and Sawyer, for The Bowery Savings Bank, owner.
SUBJECT—Application for consideration — reopening and restoration to Docket—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use district, the extension to existing building, without the required setbacks (previously withdrawn).
PREMISES AFFECTED—110-120 East 42nd street, south side, 125 ft. west of Lexington avenue and 107-115 East 41st street (Block 1296, Lot 61), Borough of Manhattan.
APPEARANCES—
For Applicant: Julius Eckman, J. R. Colean, P. R. Haulenbeck and H. W. McConnell.
For Opposition: Samuel K. Kramer, H. L. Dlyn and Edw. Kronish.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and restored to the calendar and laid over to July 26, 1950, at 10 A.M. for consideration.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

361-50-BZ

APPLICANT—Burke, Morrison and Green, for Independent Builders, Garden Apartments Corp., owner.
SUBJECT—Application reopened July 25, 1950 re Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use district, the erection of more than one building on a lot, without the required side and rear yards; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot (previously withdrawn).
PREMISES AFFECTED—116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12352, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: W. J. Burke, Bessie Gunther, Samuel Paul.
For Opposition: M. Saunders, M. Burrows, H. L. Schwarts, and others.
ACTION OF BOARD—Application reopened, restored to calendar, and laid over to July 26, 1950 at 10 A.M. for decision by the Board without further argument.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

123-21-S—Vol. II

APPLICANT—Morris Whinston, for Esterla Gonzalez, owner.
SUBJECT—Application reopened June 6, 1950 as Vol. II—re Appeal from a decision of the borough superintendent (previously denied re appeal from an order of the fire commissioner).
PREMISES AFFECTED—164-174 East 116th street, south side, 175 ft. west of 3rd avenue (1st floor); (Block 1643, Lots 44 and 146), Borough of Manhattan.
APPEARANCES—
For Applicant: Morris Whinston.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (123-21-S—Vol. II)

WHEREAS, this appeal for variation of the requirements of section 79-B of the Labor law, as cited in the order of the fire commissioner, affecting premises 164 East 116th street, Borough of Manhattan was denied, March 18, 1921, as Vol. I; and

WHEREAS, upon application of Morris Whinston, for Esterla Gonzales, owner, the Board on June 6, 1950, reopened this appeal as Vol. II, for the purpose of considering a new decision of the borough superintendent, affecting premises 164-174 East 116th street, south side, 175 ft. west of Third avenue (1st floor); (Block 1643, Lots 44 and 146), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated May 8, 1950, acting on amendment to Alt. Applic. 475/50, reads:

"2. Removal of westerly interior stairs and replacing same by a fire escape is a reduction in the means of egress and not acceptable. Section C26-277 Code."

and

WHEREAS, the applicant states the building is one and 3 stories, 14 and 35 ft. in height, 95 ft. by 90 ft. and 100 ft. 11 in. in area at 1st floor, 63 ft. 4 in. by 90 ft. in area at typical floor, Class 3 construction, erected about 1871, located on a lot 95 ft. by 100 ft. 11 in. in area, in a business use, B area, Class 1½ height district and occupied since 1946: Cellar, boilerroom, storage and store, 15 persons; 1st floor, store, 40 persons; 2nd floor, factory, showrooms and offices, 100 persons; 3rd floor, factory, 50 persons; proposed to be altered to one and 3 stories, 12 and 35 ft. in height, 95 ft. by 90 ft. in area at 1st floor, 63 ft. 4 in. by 90 ft. in area at typical floor, Class 3 construction and used and occupied without change; that the building is provided with two 3 ft. wide steel stairs with concrete treads, leading from roof bulkhead direct to street, equipped with one-hour test fireproof, self-closing doors; that the construction of the partitions enclosing these stairs is not stated or indicated on plans filed with this appeal; and

WHEREAS, the applicant states that since the building was erected prior to 1913 and under the Labor Law it is permissible to have only one interior stairs leading directly to the street and since the building has two interior stairs and since the owner needs the space now occupied by the westerly interior stairs and proposes to remodel the present store front and this stairs interferes with this remodeling, it is proposed to remove the present westerly interior stair from the 1st floor to roof and replace same with a new iron stair and platform on the outside wall of the present 3-story building and to provide a counterbalanced stair from the roof of the present one-story extension on the west to the street; and

WHEREAS, the applicant contends that since compliance with the Labor Law is shown in the new exit arrangement, it is requested that the Board grant this appeal for the season as outlined above; and

WHEREAS, in acting under Cal. 123-21-S, Vol. I this Board on March 8, 1921, denied the application for variation of the Labor Law and sustained Order #17787-LD issued by the Fire Commissioner, requiring that the interior stairway at the west side of the building be extended to the roof in compliance with Section 79B-1 of the Labor Law; and

WHEREAS, in connection with action by the Board under Cal. 123-21-S, it was stated by the then applicant as to this building, that Alt. Applic. 2005/20 was filed to permit the conversion of an existing 3-story and basement dwelling to stores and dwelling and approved July 29, 1920, and that amendment to such alteration application was filed to convert the upper stories into offices and approved Sept. 23, 1920; that on December 17, 1920 a violation was filed for using the upper portion of the building for factory purposes without a certificate of occupancy and Violation 7153/20 was filed for failing to fire-retard the stair enclosure, to extend stairs to the roof and to widen the stairway to 44 in., as called for under Alt. App. 2005/20; and

WHEREAS, Certificate of Occupancy #33029 was issued July 21, 1947, upon completion of work under Alt. Applic. 944/23, permitting the following use and occupancy: Cellar, boilerroom, general storage and store, 15 persons; 1st floor, store, 40 persons; 2nd floor, factory, showrooms and offices, 100 persons; 3rd floor, factory, 50 persons and contains the note that not more than 25% of the total floor area of the building is to be used for manufacturing and the additional note that fire alarm had been approved by the Fire Dept. January 21, 1947; and

WHEREAS, the applicant now states that an approved interior fire alarm system has been installed and regular monthly fire drills are maintained; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 475-50, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

257-49-A

APPLICANT—Louis Lieberman, for Gaetano Ramieri, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 Columbia place, east side, 248 ft. north of State street and 26-28 Willow place (cellar, 1st and 2nd floors); (Block 259, Lot 15), Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis Lieberman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (257-49-A)

WHEREAS, Louis Lieberman, for Gaetano Ramieri, owner, filed March 23, 1949 an appeal from a decision of the borough superintendent affecting premises 25-29 Columbia place, east side, 248 ft. north of State street running through to 26-28 Willow place (Block 259, Lot 15), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated March 9, 1949 acting on Alt. Applic. 2980-49, reads:

"15. At least 2 legal exits complying with 270 of the Labor Law should be provided from the machine shop in the cellar.

16. Exit stairs to Columbia Place should be enclosed in fireproof partitions for full height.

17. The passage from stairs to Columbia Place should be of fireproof construction throughout.

18. The stairs should be of incombustible material without winders.

19. The cellar ceiling should be of 1 hr. fire-resistive material as required by sect. 10.11 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is one and two stories, 37 ft. in height, 50 ft. by 136 ft. 6 in. in area, of Class 3 construction, erected prior to 1913, located on a lot 50 ft. by 150 ft. 6 in. in area, in an unrestricted use and residence use B area, Class 1½ height district, used and occupied since 1948 as follows: cellar, ordinary; 1st floor, gymnasium and kindergarten; 2nd floor, club rooms; proposed to be used and occupied: cellar, boiler room, machine shop, 3 persons; 1st floor, furniture factory, 15 persons; 2nd floor, furniture finishing and showroom, 5 persons; that the building is equipped with one 5 ft. wide wood stairs, enclosed in partitions of brick and wood lath and plaster, equipped with fireproof self-closing doors, leading direct to street and provided with a ladder and scuttle to roof, and one fire escape on side yard extending to yard by stair with egress to street through open yard; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, Violation 3725 issued August 26, 1948 was for changing the use of the cellar and first floor to furniture factory and finishing of furniture without obtaining a certificate of occupancy; and

WHEREAS, the applicant contends that the building now has a certificate of occupancy, No. 2605 issued July 1, 1932 permitting its use as follows: cellar, ordinary; 1st floor, gymnasium and kindergarten; 2nd floor, club; that it is proposed to change the use to machine shop, furniture factory and furniture showroom; that the cellar containing the woodworking machine shop is provided with one exit to the main stairhall on the first floor by means of a 3 ft. wide wooden stairway and a 3 ft. opening leading to an engineer's ladder in an areaway at the front, terminating with a hinged iron grating at the sidewalk; that the interior stairway will be sprinklered and since there are only three employees, it is requested that the existing exits be accepted by the Board; as to objections 16, 17 and 18 issued by the borough superintendent, that the present exit stairs leading to Columbia place are wood with wood handrails, the floor construction is wood and the ceiling is of wood lath and plaster and the walls on the 1st floor are brick with fireproof self-closing doors, walls on the 2nd floor are studs, wood lath and plaster; that it is proposed to fill in all stud partitions with mineral wood and to sprinkler the entire stairhall; that the cellar ceiling is wood lath and plaster and in good condition, which it is proposed to cover with ½ in. plasterboard with joints pointed; that as the building has been in use for a more severe occupancy as to exits since this building was erected before 1913 and since compliance with the Labor Law would render great financial hardship on the owner, it is requested that the Board grant this appeal; and

WHEREAS, the applicant further states that due to the difference in the grades, the building is two stories and cellar in height on Columbia place and one story, cellar

and sub-cellar on Willow place; that the cellar of the building facing Columbia place becomes a sub-cellar on Willow place; that the 1st floor of the building facing Columbia place becomes a cellar facing on Willow place; that the 2nd floor of the building facing Columbia place becomes the 1st floor facing on Willow place; that the machine shop will be in the cellar of the building facing on Columbia street within the unrestricted area; that the furniture manufacturing will be on the first floor of the building facing on Columbia place extending 36 ft. 6 in. into the residence use area; that the furniture finishing will be on the 2nd floor completely in the unrestricted area and the showroom will be on the 1st floor facing Willow place partly in the unrestricted and partly in the residence use area of the plot; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2980-49, Objection 17, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the passage from stairs to Columbia place to be continued, provided a sprinkler system is installed and maintained in such hall way from top to bottom; that such sprinkler system may be fed from the domestic supply line in the building, provided same has a diameter of not less than 2½ in. from the street main and as to item 18, to permit the existing stairs to be continued as constructed; and *withdrawn* to comply as to items 15, 16 and 19; that in all other respects the building and occupancy shall comply with the requirements of the resolution adopted this day under Calendar No. 256-49-BZ and otherwise with all laws and rules applicable; that all fire preventive measures shall be provided, as proposed; that a new superseding certificate of occupancy shall be obtained permitting substantially the human occupancy as proposed.

301-50-A

APPLICANT—Henry Nordheim, for Mallett Bros., Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx.
APPEARANCES—
For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (301-50-A)

WHEREAS, Henry Nordheim, for Mallett Bros., Inc., owner, filed April 21, 1950, an appeal from a decision of the borough superintendent, affecting premises 2509-2527 Glebe avenue, north side, 87.72 ft. east of St. Peters avenue (Block 3986, Lots 41, 46 and 50), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated January 3, 1950, acting on amendment to Alt. Applic. 634/49, reads:

"3. Proposed extension of a frame garage, in a Residence District, is contrary to Article II, Section 3 of the Zoning Resolution and Section 2.1.3.5 of the Building Code."

and

WHEREAS, the applicant states that the building is one story, 11 ft. in height, 50 ft. 6 in. by 30 ft. in area, of class 4 construction, erected in 1922, on a lot 204.38 ft. by 144 ft. irregular in area, in a residence use, D area, class 1 height district, used and occupied since 1922 as a non-storage garage and proposed to be increased to 50 ft. 6 in. by 40 ft. in area, of class 3 construction, and used and occupied as a non-storage garage, as more fully described in application for a zoning variance filed under Cal. 5-50-BZ; and

WHEREAS, the applicant contends that the owners are carrying on a building material supply business and to deliver these materials, they have some very large trucks for which the existing legal garage is not quite large enough to accommodate them so that is proposed to build an extension of 10 ft. to be constructed of masonry walls; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

394-50-A

APPLICANT—Acacia Service Stations, Inc., for Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee).
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—47-01 to 47-21 Borden avenue (Midtown highway), north side from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens, under section 35 of General City Law re bed of mapped street—proposed widening of Borden avenue.
APPEARANCES—
For Applicant: Edward V. Loughlin, Joseph B. Lynch and James J. McNamara.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (394-50-A)

WHEREAS, Acacia Service Stations, Inc., for Shorewood Realty Corporation, owner (Esso Standard Oil Company, lessee) filed May 31, 1950 an application pursuant to section 35 of the General City Law to permit the erection of a building in the bed of a mapped street (proposed widening of Borden avenue), affecting premises 47-01 to 47-21 Borden avenue (Midtown highway), north side from 47th to 48th streets (Block 2305, part of Lot 101), Maspeth, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 10, 1950 acting on N.B. Appl. 2262-50 reads:

"3. As plot is partially within the bed of mapped street secure approval of B. of St. & A. as per section 35 of General City Law."

and

WHEREAS, the applicant states that the premises consist of a one story class 3 constructed building 15 ft. in height, 57 ft. 6 in. by 30 ft. in area, proposed to be erected on a lot 213.55 ft. by 125 ft. irregular in area, in a business and residence use C area, class 1½ height district, to be used and occupied as a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, parking and storage lot for more than five motor vehicles, as more fully described in application for a zoning variance filed under Cal. 247-50-BZ; and

WHEREAS, the applicant states that Borden avenue is laid out on the City Map as Midtown Highway and will be widened from its present width of 80 ft. to 160 ft. as indicated on plans filed with this application; that Alteration Map 2995, sec. 1, prepared by the Office of the President of the Borough of Queens, was approved January 4, 1944 including the proposed widening; that, however, damage maps have not been prepared and condemnation proceedings have not been started; that it is proposed to place some

construction within the proposed widening area but due to the fact that damage maps have not been prepared and condemnation proceedings have not been started, it is requested that the Board permit, for a temporary period until such time as the street is physically widened, the following: (1) the erection of two brand signs and floodlights to be temporarily located along the present lot line of Borden avenue; (2) four 30 ft. curb cuts, ramps and sidewalks proposed to be installed on Borden avenue will not be installed at the present time, but such portion of the premises to be taken by the City, will be paved with black top; that there are at present no curbs on Borden avenue; (3) two pump islands each proposed eventually to be located 12 ft. from the new lot line of Borden avenue will be temporarily located on the new building line and will be set back approximately 17 ft. from the existing building line of Borden avenue; that it is understood upon the widening of Borden avenue, these three items will be relocated to the places indicated on plan of proposed conditions filed with this application at no cost or expense to the City; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 2262/50, objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit as proposed the portion of the premises proposed to be acquired by the City for the widening of Borden avenue, *on condition* that the use of such portion of the premises shall be as required under resolution adopted this day under Cal. 247-50-BZ and that in the event such portion of the property is acquired by the City for such street widening, no claim for compensation shall be made except for the land itself, as may be determined by the Court.

419-50-A

APPLICANT—A. H. Salkowitz, for Bell Associates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 74-76 to 74-80 220th street; 219-02 to 219-60 74th avenue and 74-06 to 74-68 220th street (Block 7755, Lot 3); 217-03 to 217-07 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens (under section 36, General City Law re buildings not facing on legal streets).

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (419-50-A)

WHEREAS, A. H. Salkowitz, for Bell Associates, Inc., owner, filed June 14, 1950, an application pursuant to Section 36 of the General City Law, to permit the erection of buildings not facing on legal streets and an appeal from a decision of the borough superintendent, affecting premises 220-02 to 220-46 73rd avenue; 73-01 to 73-11 220th street; 73-02 to 73-96 Springfield boulevard; 220-03 to 220-47 75th avenue; 74-01 to 74-59 and 73-15 to 73-33 220th street (Block 7742, Lot 3); 75-02 to 75-40 and 76-02 to 76-14 Springfield boulevard; 219-52 to 219-78 and 220-10 to 220-78 75th avenue; 217-02 to 217-08, 219-02 to 219-68 75th avenue; 75-03 to 75-41 217th street (Block 7454, Lot 3); 219-05 to 219-51 75th avenue; 73-05 to 73-55 217th street; 217-02 to 217-34, 218-02 to 218-12 73rd avenue; 73-02 to 73-26 220th street; 219-01 to 219-75 74th avenue; 220-44 to 220-46 73rd avenue and 73-02 to 73-04 Springfield boulevard (Block 7739, Lot 3), Bayside, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent, dated May 25, 1950, as to N.B. Applications 3884 to 3948/50, inclusive, reads:

"1. Secure approval of B. of St. & A. for those buildings which do not face on a legal street, as per sect. 36 of General City Law.

6. Provide second means of exit as per sect. C19-67 of Administrative Code.

7. Party walls required to go to top of roof boards and provide complete separation of each building sect. 4.1.3. of B.C.

8. Attached frame dwellings contrary to sect. 4.1.3 & 4.2.1 of B.C."

and

WHEREAS, the applicant states the premises consist of four blocks approximately 1780 by 1330 ft. in area, located in a residence use, D area, Class 1 height district, upon which it is proposed to erect a series of 2-story frame dwellings, 23 ft. in height, consisting of 449 2-family dwelling units with accessory garages under the buildings, detached garages and open parking areas; and

WHEREAS, the applicant contends that the dwelling units will be Class 4 construction, attached-type with 8 in. concrete block party-walls subdividing all two-story 2-family units; that exterior walls will be frame covered with ½ in. gyp-lath and 4-in. brick veneer; that roofs will be surfaced with approved asphalt shingles; that the street layout has been approved by the City Planning Commission; that due to the irregular layout of the buildings on the plot, some of the dwelling units do not face legal streets but interior courts of widths exceeding legal street widths provide privacy for the individual dwellings and ventilation in excess of the requirements of the zoning law; that access to the units is provided from the legal streets by paved walks and landscaped areas; that it is proposed to include three car garages in some of the cellars of the two-family units adjacent to the driveways, as indicated on plans; that the ceilings over the garages will be fire-retarded with rock lath and plaster; that it is proposed to carry the party-walls to the underside of the roofing boards so as to prevent the eventual ripping apart of roof boards at the partywalls when the boards shrink; that it is also proposed to carry the 8 in. cinder block partition to the face of the exterior stud partitions flush against the gyp-lath sheathing, which will be run continuous from building to building; that if the cinder concrete block wall was bonded to the brick veneer facing uneven settlement would occur and shrinking of the stud partition cause cracks of the plaster at the junction of the two materials; that the danger of fire penetrating through the construction proposed is at a minimum; that it is also proposed to fill the joint between the 8 in. cinder block concrete partywall and the roofing board and gyp-lath siding with approved caulking compound; that permission is requested to erect these two-family frame units, separated by 8 in. cinder block concrete walls; that the exterior of the dwellings to be faced with 4-in. masonry veneer, 1-in. air space and approved gyp-lath sheathing; that this type of construction will provide air space for the installation of the dwellings and excellent vapor barrier; that the character of the occupancy is non-hazardous and this type of con-

struction has proved satisfactory in the developments in the immediate vicinity; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board, the buildings are multiple dwellings but are passed upon, due to the examination of the Department of Housing and Buildings, as two family dwellings; that in view of the arrangement as multiple dwellings, the Board deems that the variances requested should be granted as the buildings comply substantially with the zoning resolution when examined as multiple dwellings.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 3884 to 3948-50, inclusive, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 36 of the General City Law, *on condition* that where buildings do not face on legal streets as established by the Board of Estimate, there shall be paths of adequate width maintained from the entrances of such buildings to a legal street; as to Objection 6, *on condition* that where garages occur in the dwellings the buildings shall not exceed two stories in height except for the garage at the rear; as to Objection 7, that the walls separating the residential units shall continue to the underneath side of the roof boards and be properly slushed against same; as to Objection 8, that the buildings as proposed may be constructed as indicated *on condition* that they shall be constructed of an assembly of approved materials in view of component parts being substantially of Class 3 construction; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. No. 418-50-BZ, and the resolution adopted thereunder, including the plans as referred to therein.

214-49-A

APPLICANT—Lama, Proskauer and Prober, for Charstan Realty Corp., owner (Carnell Manufacturing Co., Inc., lessee).

SUBJECT—Application for consideration — reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (214-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 774-778 Fulton street and 434-438 Adelphi street, southwest corner (Block 2007, Lot 44), Borough of Brooklyn, was granted by the Board June 14, 1949 on certain conditions; and

WHEREAS, the resolution was amended October 25, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 14, 1949, so that as *amended* the resolution shall read:

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4552-59, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 2, *on condition* that the building shall not be increased in height or area, and in all other respects shall meet the requirements of all laws, rules and regulations applicable thereto for a factory building as erected prior to 1913; that the exits shall be maintained in accordance with revised plans marked "Received July 11, 1950," (8 sheets), *on condition* that the platform at the rear stair shall be of sufficient width so that the door thereto shall not obstruct the platform or stairway; and as to objection 3, that the floors shall be capable of supporting a live load of not less than 100 lbs. per superficial foot; that this does not include the roof or cellar; that in all other respects the requirements of all laws, rules and regulations shall be complied with other than as modified by the Board under Cal. No. 213-49-A on June 14, 1949.

83-50-A

APPLICANT—Burke, Morrison and Green, for Douglas H. Campbell, owner.

SUBJECT—Application for consideration—restoration to docket and decision—re Appeal from a decision of the borough superintendent (under section 35, General City Law re bed of mapped streets—proposed widening of 75th road, 76th road and 76th avenue).

PREMISES AFFECTED—158-06 to 158-10 76th avenue, south side, from Parsons boulevard to 160th street; 158-26 to 158-30 76th avenue, south side, 185 ft. 6 in. east of Parsons boulevard; 158-46 to 158-50 76th avenue, southwest corner of 160th street (Block 6825, Lots 1-12); 160-16 to 160-30 76th avenue, south side, 95 ft. east of 160th street; 76-07 to 76-15 160th street, east side, 35 ft. south of 76th avenue (Block 6836, Lot 27); 160-05 to 160-09 and 160-15 to 160-19 76th avenue, northeast corner of 160th street and north side, 229 ft. 6 in. east of 160th street; 160-06 to 160-10 and 160-28 to 160-32 75th road, south side, 220 ft. east of 160th street (Block 6835, Lot 1); 158-05 to 158-09 and 158-45 to 158-59 76th road, northeast and northwest corners of Parsons boulevard; 158-25 to 158-29 76th road, north side, 188.92 ft. east of Parsons boulevard (Block 6825, Lots 1-12), Flushing, Borough of Queens (under section 35, General City Law re bed of mapped streets—proposed widening of 75th road, 76th road and 76th avenue).

APPEARANCES—

For Applicant: W. J. Burke and Albert E. Schaefer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (83-50-A)

WHEREAS, Burke, Morrison and Green, for Douglas H. Campbell, owner, filed January 26, 1950 an application pursuant to Section 35 of the General City Law, to permit the erection of buildings in the beds of mapped streets, affecting premises 158-06 to 158-10 76th avenue, south side, from Parsons boulevard to 160th street; 158-26 to 158-30 76th avenue, south side, 185 ft. 6 in. east of Parsons boulevard; 158-46 to 158-50 76th avenue, southwest corner of 160th street (Block 6825, Lots 1-12); 160-16 to 160-30 76th avenue, south side, 95 ft. east of 160th street, 76-07 to 76-15 160th street, east side, 35 ft. south of 76th avenue (Block 6836, Lot 27); 160-05 to 160-09 and 160-15 to 160-19 76th avenue, northeast corner of 160th street and north side, 229 ft. 6 in. east of 160th street, 160-06 to 160-10 and 160-28 to 160-32 75th road, south side, 220 ft. east of 160th street (Block 6835, Lot 1); 158-05 to 158-09 and 158-45 to 158-59 76th road, northeast and northwest corners of Parsons voulevard, 158-25 to 158-29 76th road, north side, 188.92 ft. east of Parsons boulevard (Block 6825, Lots 1-12), Flushing, Borough of Queens; and

MINUTES

WHEREAS, the decisions of the Borough Superintendent dated May 22, 1950 and May 19, 1950, as to N.B. Applications 5462, 5463, 5464, and 7926 to 7935-49, inclusive, read:

"5M—The erection of a building partly in the bed of mapped street is contrary to Art. 3, Sec. 35, General City Law."

and

WHEREAS, the applicant states that the premises are located in residence use, E1 area, Class 1 height district, and it is proposed to erect thereon a series of 2-story, Class 3 constructed, Class-A multiple dwellings, 26 ft. 10 in. in height, 107 ft. by 65 ft., 160 ft. by 70 ft., 156 ft. by 66 ft. in area, as more fully described under Cal. No. 82-50-BZ; that a portion of some of the proposed buildings will project into a 5-ft. proposed widening of 75th road, 76th avenue and 76th road; and

WHEREAS, the applicant contends that no portion of the buildings will be located within the proposed widening and that the space within the mapped widening will be used solely for driveway purposes; that the street widening had been indicated on final Section 79 of the Topographical Bureau since June 16, 1927, but title thereto has not been acquired by the City, nor is any action pending for its acquisition; that in the event that these streets are widened, no claim will be made for the value of any improvements within the proposed widening.

Resolved, that the decision of the borough superintendent, acting on N.B. Applications 5462 to 5464 and 7926 to 7935-49, inclusive, objection 5M, be and it hereby is *modified* and the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that no buildings shall be erected in the beds of mapped streets and the area proposed to be taken for street widening shall remain unbuilt upon and treated as proposed and in acocrdance with the resolution adopted this day under Cal. 82-50-BZ.

135-50-A

APPLICANT—DeRose and Cavalieri, for Pasquale Lancieri, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2287-2291 First avenue, west side, 50 ft. 5 in., 69 ft. 4¼ in. and 22 ft. south of East 118th street (Block 1689, Lots 27, 28 and 29), Borough of Manhattan.

APPEARANCES—
For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice after hearing and inspection.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

431-50-A

APPLICANT—Burke, Morrison and Green, for 75-02 Austin St. Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

APPEARANCES—
For Applicant: W. J. Burke and Samuel Paul.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 19, 1950, at 10 A.M., for further consideration.

MATERIAL SUBMITTED FOR APPROVAL

1144-40-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application for consideration—reopening and report as to amendment of resolution—re USG Acoustone (previously approved Acoustone, Perfatone, Quietone Acoustical Tile and Perforated Auditone Acoustical Tile).

APPEARANCES—
For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to amendment in connection with proposed clips.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

MEETING

WEDNESDAY MORNING, JULY 26, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

1014–22-BZ–Vol. II

APPLICANT—Gustave Goldman, for 1735 University Ave. Corporation, owner.

SUBJECT—Application reopened May 31, 1950—re application (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a business building (store) using more than the area permitted.

PREMISES AFFECTED—101-107 West 188th street and 2455 University avenue, northwest corner (Block 3219, Lot 208), Borough of The Bronx.

APPEARANCES—
For Applicant: Gustave Goldman and T. U. Kulick.
For Opposition: August F. Schmidt, Edward Norton and John J. Winters.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Samuel Bodian, Park Dept.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Commissioners Kleirnert and Keating and Deputy Chief Guinee.....3
Negative: Chairman Murdock 1

THE RESOLUTION (1014-22-BZ—Vol. II)

WHEREAS, Gustave Goldman for 1735 University Avenue Corporation, owner, filed May 4, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection of a business building (store) using more than the area permitted, affecting premises 101 to 107 West 188th street and 2455 University avenue, northwest corner (Block 3219, Lot 208), Borough of The Bronx; and

WHEREAS, this application was reopened as Vol. II on May 31, 1950, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on July 18, 1950 after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning

resolution show that University avenue, West 188th street and the site are in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated April 13, 1950 acting on N. B. appli. 422-50 reads:

"1. Proposed construction of a Commercial building, in a Residence District, is contrary to Article II, Section 3, of the Zoning Resolution.

2. Area of proposed commercial building on this lot, which is in a Residence Use District, exceeds permissible area, as designated in Art. IV, Sec. 12 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 92 ft. frontage by 124 ft. in depth, irregular, on which is located a one story brick building and a one story frame building; that it is proposed to remove the frame structure and to erect a class 3 building 50 ft. 6 in. front by 114 ft. 1 in. in depth, one story, 12 ft. in height, to be used as a retail grocery store; that the buildings permitted by the Board under Cal. 1014-22-BZ, Vol. I, and Cal. 812-24-BZ were never built; and

WHEREAS, the applicant contends that due to the necessity of increased retail grocery stores in this vicinity because of the large house developments, the owner has been approached by a chain company for a large amount of space and therefore plans have been filed with the Department of Housing and Buildings to remove the present frame structure and erect a masonry structure; that in 1924 the Board approved a structure similar to this type of construction which was never erected; that the owner has a tenant who will lease the structure for a long period of time; that the present lot is too small to properly plan a multiple dwelling and is too large for a small house; that due to the fact that a possible fire hazard next to a multiple dwelling will be removed and also a rear yard that is cluttered with rubbish, this type of structure should be of considerable safety to the surrounding neighbors; that a rear yard of 10 ft. will be left so as to avoid vandalism from the rear property over the roof of the applicant's premises; that the appearance of the neighborhood has not changed to a great extent in the past quarter century; that there are stores on the adjoining property to the north; that the families in this neighborhood must travel in either direction past a heavy traffic thoroughfare in order to do their shopping and this store would be a great convenience to hundreds of families; that there will be no light and air taken away from the premises at the rear; and

WHEREAS, the applicant further contends that the following computation shows the various areas required by the zoning resolution:

Total area of lot	7240 sq. ft.
Area of existing brick building	1320 "
Area of remainder of lot	5920 "
80% area of remainder of lot	4736 "
Proposed area of building planned	5420 sq. ft.

that the area of the proposed building is approximately 11% greater than the area permitted by the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 of the zoning resolution to permit the erection of the proposed store building within the residence district and occupying more area than permitted, as proposed and as indicated on plans filed with this application marked "Received May 4, 1950," 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be further extended in height or area; that the rear yard shall be paved and properly drained in accordance with the requirements of the Code; that there shall be erected on the rear and side lot lines where walls of proposed building do not occur a substantial woven wire fence of the chain link type of not less than 5 ft. 6 in. in height, erected on a concrete foundation, except where the retaining wall exists of at least such height on the rear line; that there shall be no windows or other openings in the side lot lines; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

276-43-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Santini Building Corp., owner.

SUBJECT—Application reopened June 6, 1950 re Application (decision of the borough superintendent) under sections 7c, 7f and 21 of the zoning resolution, to permit in a residence use district, the conversion of existing warehouse to storage garage for more than five and less than two hundred motor vehicles.

PREMISES AFFECTED—3441 Kingsbridge avenue, west side, 169.64 ft. south of West 236th street (Block 3406G, Lot 441), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Michael D. Cancro and Carlo Arrhiggi.

For Opposition: David Neuwirth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (276-43-BZ—Vol. II)

WHEREAS, Robert Gottlieb for Santini Building Corp., owner, filed May 16, 1950 an application under sections 7c, 7f and 21 of the zoning resolution, to permit in a residence use district the reconversion of an existing warehouse to storage garage for more than five and less than two hundred motor vehicles, affecting premises 3441 Kingsbridge avenue, west side, 169.64 feet south of West 236th street (Block 3406G, Lot 441), Borough of the Bronx; and

WHEREAS, this application was reopened as Vol. II on June 6, 1950, subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that West 236th street and Kingsbridge avenue are in residence and business use, B area, class 1¼ height districts, and that the site is in a residence use, B area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 8, 1950, acting on Alt. Applic. 349-50, reads:

"1. Proposed conversion of this building to a storage garage in a residence use district, is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 107 feet in depth (irregular) on which is located a building 56 feet front by 100 feet in depth, two stories, 27 feet in height, presently used as a warehouse for which Certificate of Occupancy 2300-46 (Alt. 113-43) has been issued for warehouse for household goods; that it is proposed to change the occupancy to storage garage for motor vehicles; that it is further proposed

to use two existing discontinued 550-gallon tanks and to add a new 550-gallon gasoline tank and two dispensing pumps; and

WHEREAS, the applicant contends that the building is two stories and cellar in height, fireproof (class 1) 50 feet front by 100 feet deep, built in 1916 (C. of O. #314-17 N.B.) as a public garage; that the erection of the building preceded the enactment of the zoning resolution of July 25, 1916 and that the building had continuously been used as a garage until it was leased to the present owner in 1943 to be used as a warehouse for household goods; that at that time (the war years) there was no demand for garage space and a great need for furniture storage space as homes were breaking up due to men entering the services; that with the end of the war came new cars and finally new apartments and the lessee found that the need for storage of household goods became normal again and the need for garage space increased greatly; that he therefore exercised an option and purchased the building with the purpose of using it for a garage and that this application is therefore made to permit the reconversion of the present non-conforming use back to its original non-conforming use as a storage garage; that with the exception of the two large apartment houses on the corners of 234th street and on 236th street, the neighborhood has not appreciably changed since the original garage was built and has not changed at all since 1943 when the variance was granted; that there is a definite need for a garage in this area as there is none in the vicinity outside of the 15 metal garages behind the 234th street apartment houses; that many of the private houses and none of the apartment houses have garage facilities and that the owner paid a large sum for the building and feels that the garage use will be the only way for him to realize a fair income on his investment; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the Zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application and it hereby is *granted* under section 7f, for a term of fifteen (15) years, to permit the restoration of the building to a storage garage as previously premitted in 1916 *on condition* that the building shall not be increased in height or area; that there shall be no additional windows or other openings in the side or rear walls; that the roof shall not be used for parking or storage of cars and to effectuate this requirement the opening of the elevator shaft to the roof shall be bricked up with approved masonry; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

919-46-BZ Vol. II

APPLICANT—Lama, Proskauer and Prober, for 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee).

SUBJECT—Application reopened March 28, 1950—re Application (decision of borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business and unrestricted use, D area district, a lumber storage building to be used in conjunction with existing woodworking shop with the area of the building on lot in excess of that permitted (previously granted by the Board, the reconstruction of structure, using more than the area permitted).

PREMISES AFFECTED—713-731 East 98th street, 98-01 to 98-07 Ditmas avenue, northeast corner and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (919-46-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee) filed February 21, 1950 an application under sections 7c and 21 of the zoning resolution, to permit in business and unrestricted use, D area districts, a lumber storage building, to be used in conjunction with existing woodworking shop, with the area of the building on lot in excess of that permitted (previously granted by the Board as to the reconstruction of structure, using more than the area permitted), affecting premises 713-731 East 98th street, 9801 to 9807 Ditmas avenue, northeast corner and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on March 28, 1950, subject to regular procedure, to consider extension of building and coverage; and

WHEREAS, a public hearing was held on July 18, 1950 after due notice by publication in the Bulletin; and laid over to July 26, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Ditmas avenue, Bristol street and East 98th street are in business and unrestricted use, A and D area, class 1 and 1½ height districts; that the site is in business and unrestricted use, D area, class 1 and 1½ height districts; and

WHEREAS, the decision of the borough superintendent dated February 20, 1950 acting on Alt. Applic. 3091-46 reads:

"1. Area of Bldgs on lot exceeds permissible under sect. 14c, Art. IV, Zone Resolution.

2. Lumber Storage Bldg. in conjunction with woodworking shop in business and unrestricted zones to be submitted to Bd. of St. & Appeals for their consideration (Refer to B.S.A. Cal. 920-46-A and 919-46-BZ)."

and

WHEREAS, the applicant states that the premises consist of a plot, 68 ft. 3½ in. frontage by 160 ft. in depth, irregular, on which is located a woodworking shop on the southerly portion of the site and an office on the northerly end of the site; that the center is developed with open lumber sheds which have been partially destroyed by fire; that it is proposed to maintain the woodworking shop at the south and the office at the north, remove the partially destroyed sheds and replace same with a new lumber storage building occupying 100% of the site, having a frontage of 45 ft. on East 98th street, 99 ft. 11¼ in. on Bristol street; and

WHEREAS, the applicant contends that in 1916 the property was zoned as an unrestricted district to a depth of 100 ft. north of Ditmas avenue and to a depth of 100 ft. west of Bristol street and the remainder was zoned as business; that on May 10, 1928 the unrestricted district lying north of a line 100 ft. north of Ditmas avenue was changed to its present use designation; that the existing uses were the basis of an appeal before the Board for excessive building area and a variance was granted permitting the coverage proposed; that all of the uses were permissible uses under the zoning resolution for the unrestricted part of the site and the Board granted a variance for the uses of the lumber sheds in the business part of the site; that all of the required Bureau of Housing and Buildings permits were obtained and the work as being carried out when a fire

occurred about the center section of the site containing the open lumber sheds; that it is now proposed to remove the partially destroyed sheds and replace same with a new lumber storage building; that all of the lumber stored in the said building will be used by the woodworking concern and will not be sold to the public; that the proposed new storage shed will be of class 3 construction and will replace the frame structure, thereby presenting a clean, safe condition to the area; that the original buildings were erected when the zone was unrestricted and it was possible to occupy 100% of the area of the site; that the present vacant part of the site has an area of 7830 sq. ft., the allowable building area is 4306 sq. ft., the proposed building area is 3524 sq. ft. in excess; that as this present excess area is entirely between buildings of the same site, the covering of this area will not affect the adjoining lots or the block; and

WHEREAS, the building and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1947, by adding thereto:

"xxx that in the event the owner desires to replace the portion of the building heretofore erected by a new building as proposed, such construction of building may be permitted substantially as proposed and as indicated on plans filed with this application marked "Received February 21, 1950," 4 sheets, *on condition* that the new building shall be constructed of approved fireproof materials and in all other respects the resolution as adopted by the Board on December 9, 1947, shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution."

727-49-BZ—Vol. II

APPLICANT—Elias K. Herzog, for Harriet Hecht, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.
For Opposition: J. E. Distributors.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1
Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

THE RESOLUTION (727-49-BZ—Vol. II)

WHEREAS, Elias K. Herzog, for Harriet Hecht, owner, filed April 26, 1950, an application under sections 7f and 7h of the zoning resolution, to permit in the business use portion of a lot located in residence and business use districts, the erection and maintenance of a gasoline service station and to permit the parking and storage of more than 5 motor vehicles on the unbuilt upon portion of the lot, affecting premises 1901 Amsterdam avenue, northeast corner of West 154th street (Block 2068, Lot 46), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin, laid over to July 25, 1950, for decision by the Board, pending receipt of copy of license from the State Board of Regents for school; and then laid over to July 26, 1950, for further consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Amsterdam avenue and West 154th street are in residence and business use, B area, class 1½ height districts, and the site is in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 1, 1950, acting on Alt. Applic. 1497-49, reads:

"1. Portion of premises are located within a business district and another portion within a residence district. Upon that portion lying within a business district, upon which you propose to construct a gasoline service station and the parking and storage for more than 5 motor vehicles, such gasoline service station use is contrary to Section 4, subd. 46, Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 125 feet in depth (irregular), on which is located a building 24 feet 4 inches front by 13 feet 4 inches in depth, one story, of class 3 construction, presently used as a store and an office, and the balance of the lot is used for the parking and storage of more than 5 motor vehicles for which Certificate of Occupancy 34633-48 (N.B. 245-47) has been issued (portion of the lot in residence use to remain vacant); that it is proposed to move the existing office towards the rear of the plot on the northerly building line and use it as an office for the proposed gasoline service station; that it is further proposed to install six 550-gallon tanks and four dispensing pumps; that it is further proposed to use the existing curb cut on West 154th street and install an additional one and also to install a new curb cut on Amsterdam avenue; and

WHEREAS, the applicant contends that the owner acquired this property in the year 1944 and that the general conditions in this area make any construction undertaking hazardous and highly uneconomical; that no financial institution would back up a venture for the erection of a residence structure in this location and the present high cost of construction would make any business structure, for conforming use, uneconomical; that the present income of the premises is hardly sufficient to cover City taxes, leaving no return at all to the owner for her investment; that the traffic at this corner, and especially on Amsterdam Avenue, is quite heavy and a gasoline service station would be the only economical improvement suitable at the present time for this property; that it is intended to use only the 100 feet located in the business area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted;

WHEREAS, under Volume I an application for the same uses, was denied on December 20, 1949 for the entire plot and a hearing was granted upon application to consider the uses on the portion of the plot in the business use district only; and

WHEREAS, there is a school on West 154th Street in the same block for small children but not subject to a license from the Board of Regents; and

WHEREAS, the Board deemed that a gasoline station would not be desirable with a frontage of only fifty feet on Amsterdam Avenue; and

WHEREAS, the premises now have conforming uses in the business use area.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

144-50-BZ

APPLICANT—Burke, Morrison and Green, for Habco Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence local retail and and retail use, D area district, the erection and maintenance of a roller skating rink, using more

than the area permitted, and to permit the parking of patrons' and employees' cars.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard, and 178-22 to 178-30 Eveleth road (Block 12493, Lots 53, 60, 63, 73 and 76; Block 12494, Lot 8), Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke.

For Opposition: Isidore M. Rodin, Joseph Schmidt and J. C. Vlk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (144-50-BZ)

WHEREAS, Burke, Morrison & Green, for Habco Estates, Inc., owner, filed February 17, 1950 an application under sections 7e, 7h and 21 of the zoning resolution, to permit in residence, local retail and retail use, D area districts, the erection and maintenance of a roller skating rink, using more than the area permitted, and to permit the parking of patrons' and employees' cars, affecting premises 130-35 Merrick boulevard, north side, 100 feet west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard, and 178-22 to 178-30 Eveleth road (Block 12493, Lots 53, 60, 63, 73 and 76; Block 12494, Lot 8), Springfield Gardens, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Eveleth road is in residence and retail use, D area, class 1 height districts; Farmers boulevard is in retail and manufacturing use, D area, class 1 height districts; Merrick boulevard is in local retail and retail use, D area, class 1 height districts; and that 179th place and the site are in residence, local retail and retail use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 29, 1950, acting on N. B. Applic. 7686-49, reads:

"1. The proposed roller skating rink and parking for patrons' and employees' cars on a plot located in a retail, local retail and residence use district is contrary to Art. 2, secs. 3 and 4c of the Zone Resolution.

2. Proposed building exceeds the permissible area coverage in a D area district as per Sec. 14(c) of the zone resolution, since portion of plot within residence use district cannot be included in computing plot coverage for a business building."

and

WHEREAS, the applicant states that the premises consist of a plot, 31.88 feet frontage on Merrick boulevard; 282.93 feet frontage on Farmers boulevard, and 100 feet frontage on Eveleth road, presently vacant; that is proposed to erect a building 31.88 feet front (facing Merrick road) by 248 feet in depth (irregular), one story, 46 feet in height, of class 1 construction, to be used as a roller skating rink and to permit the parking of more than five motor vehicles for patrons and employees; and

WHEREAS, the applicant contends that the premises in question consists of a large irregular vacant plot of ground approximately 60,000 square feet in area fronting on three streets; that it is proposed to improve this plot with a modern one story fireproof building to be used as a roller skating rink; that 85% of the building will be constructed within the retail and local retail districts with only a small portion at the rear (approximately 26 feet by 140 feet—15% of building area) extending into the residence use district; that the entrance and entrance lobby will front solely on Merrick boulevard in the retail use district, where a skating rink is a permitted use; that the northwesterly portion of the plot, extending through the block to Eveleth road, will be used as a free parking field for the use of patrons and employees; that although this parking area lies in a residence use district, the entrance and driveway to it will be confined to Farmers boulevard, and an unbroken steel picket fence on a concrete base will be erected along the Eveleth road building line with a shrubbery screen concealing the parking area from Eveleth road; that the parking area will be operated purely as an accommodation to patrons, no fee will be charged and no cars will be stored overnight; that since there will be no entrances, exits or openings along Eveleth road, properties along this street will not actually be affected; that along both Merrick boulevard and Farmers boulevard most of the plots that are not vacant are developed with non-conforming uses, and that adjoining the site to the west on Merrick boulevard is an auto showroom, motor vehicle repair shop and used car lot; that beyond this to the west, the entire block front is devoted to used car lots, repair shop, auto showroom and gas station and that similar uses predominate on the south side of Merrick boulevard with gas stations and a lumber yard in the affected area to the east; that on Farmers boulevard, the plot adjoining the site to the north is an iron works, and beyond this across Sidway place (which is unpaved and impassable) is a store building containing a welding shop; that the entire east side of Farmers boulevard is developed mainly with non-conforming uses; that the general character of the neighborhood is industrial and automotive and that the proposed use will prove a distinct asset to the community; that the modern building which is proposed will increase property values; that as to area coverage, the building will occupy less than the permitted coverage of the entire plot, but since the present interpretation of the zoning resolution excludes the area within the residence use district in making this computation, a variance is requested as to area; that only three plots could be affected and that lot 1 is a vacant corner plot which does not require any rear yards; that the two other affected plots (lots 9 and 92) are an auto showroom and repair shop and an iron works neither of which can be adversely affected; that a 16 foot wide open driveway will adjoin lot 92 for its full length; that the large open parking field will insure block ventilation and provide ideal light and air for the few adjoining residences; that the use zoning of the entire plot was unrestricted until June 27, 1937, when it was changed to its present zoning; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions e and h, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under section 7e as to use and Section 21, as to extension of area, for a term of ten (10) years, to permit the erection of the building as proposed as a roller skating rink as indicated on plans filed with this application marked "Received February 17, 1950," 4 sheets, and to permit under section 7h for a similar term, the portion of the premises in the residence use district in the rear for the parking of motor vehicles for the patrons and employees only of the proposed roller skating rink *on condition* that such parking shall not extend beyond a line within 100 ft. of Eveleth road and parallel thereto; that on the side lot lines to the north and south and along a line 100 ft. easterly from Eveleth road there shall be constructed and maintained a woven wire chain link type fence erected on a masonry base to a total height of 5 ft. 6 in. with no openings therein; that all entrances to such parking area shall be

solely from Farmers Boulevard; that the parking area and driveway entrance thereto shall be properly leveled and surfaced with steam cinders, clean gravel and other suitable material and treated with a binder and properly rolled and provided with surface drainage; that such bumpers shall be maintained along such fences to protect same from damage by motor vehicles; that a substantial fence shall also be maintained along the street building line of the premises on Eveleth road; that the portion of the premises not herein permitted for parking use along Eveleth road shall remain substantially in the present condition with no trees removed unless the same is developed for conforming use in the residence district; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

273-50-BZ

APPLICANT—Emanuel M. Glick, for Aznive Haig, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a local retail use district the proposed office above the first story, in a proposed building to be used as stores on the first floor.
PREMISES AFFECTED—814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of Bronx.
APPEARANCES—
For Applicant: Emanuel M. Glick and N. C. Saxe.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (273-50-BZ)

WHEREAS, Emanuel M. Glick for Aznive Haig, owner, filed April 10, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a local retail use district, the proposed offices above the first story in a proposed building to be used as stores on the first floor, affecting premises 814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx; and

WHEREAS, a public hearing was held on July 18, 1950 after due notice by publication in the Bulletin and laid over to July 26, 1950, for inspection and decision by the Board and for further information from the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that Bussing avenue is in residence and local retail use, C area, class 1¼ height districts; East 233rd street and the site are in a local retail use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated March 24, 1950 acting on N. B. Applic. 165-50 reads:

"1. In a Local Retail District, the proposed Office above the first story is contrary to Art. II, sec. 4-C of Zoning Resolution."

Note: Area of building conforms to Sec. 13-B, Zon. Res. Exists conform to Section 6.1.2.1.

and

WHEREAS, the applicant states that the premises consist of a plot 142.37 ft. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to erect a building 79 ft. front by 55 ft. in depth, irregular, two stories, 55 ft. in height, of class 3 construction, to be used as stores and offices; and

WHEREAS, the applicant contends that the premises consists of a triangular parcel having a frontage of 142.37 ft. on East 233rd street and a frontage of 145.44 ft. on Bussing avenue; that the offices are to be entirely occupied by the Prudential Life Insurance Co. under a long term lease; that the use of the 2nd floor by the Prudential Life Insurance Co. will in no way detract from the appearance of the neighborhood; that the second floor offices are proportioned and arranged for a single tenant occupancy; that there will not be a condition created where numerous tenants would bring in different types of business operations; that due to the character of the neighborhood and the sparse population, the construction of single story stores, now permitted under the zoning resolution, would be impractical as the proper revenue could not be obtained to pay for the construction cost; that by constructing a two story building and obtaining a long term lease the owner is in a position to improve his property to obtain revenue thereform in order to meet taxes and other expenses on the land; and

WHEREAS, application and plans were filed with the Department of Housing and Buildings on February 9, 1950 (N.B. 165-50), and the zoning from business to local retail became effective October 18, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit the extension of the business use, as proposed, to the second story *on condition* that such business on the second story shall be only as proposed and for the tenant for the entire floor as stated; that in all other respects the building and occupancy shall comply with all laws, rules, and regulations applicable thereto; that the building shall not be further increased in height or area; that the arrangement of the building and area shall be as indicated on plans filed with this application marked "Received April 10, 1950," 2 sheets, as revised by plans marked "Received May 19, 1950," 5 sheets, and "June 14, 1950" 1 sheet, on the further condition that the building shall not extend beyond the proposed line of Bussing avenue and shall meet the requirements of the resolution adopted this day under Cal. No. 429-50-A.

276-50-BZ

APPLICANT—York and Sawyer, for The Bowery Savings Bank, owner.
SUBJECT—Application reopened July 25, 1950—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use district, the extension to existing building, without the required setbacks (previously withdrawn).
PREMISES AFFECTED—110-120 East 42nd street, southside, 125 ft. west of Lexington avenue and 107-115 East 41st street (Block 1296, Lot 61), Borough of Manhattan.
APPEARANCES—
For Applicant: Russell Colean.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application denied.
THE VOTE TO GRANT—
Affirmative: 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (276-50-BZ)

WHEREAS, York & Sawyer & H. M. Clawson, for the Bowery Savings Bank, owner, filed April 17, 1950, an application under section 21 of the zoning resolution, to permit in a business use district, the extension to existing building without the required set backs, affecting premises 110 to 120

East 42nd street, south side, 125 feet east of Lexington avenue and 107-115 East 41st street, north side (Bloek 1296, Lot 61), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on June 20, 1950, after due notice by publication in the Bulletin, then laid over to June 27, 1950, for further consideration by the Board and for applieant to file additional drawings by June 23rd; and

WHEREAS, on June 27, 1950, this application was withdrawn without prejudice for applicant to have plans examined in the Department of Housing and Buildings as to permissable excess height of street wall; and

WHEREAS, the applicant requested reopening of this application and further consideration by the Board; and

WHEREAS, on July 25, 1950, this application was reopened, restored to the calendar and laid over to July 26, 1950, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that East 41st and East 42nd streets are in restricted retail and business use, B area, Class 2 height districts; the site is in business use, B area and Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 24, 1950, acting on Alt. Applic. 381-50, reads:

"1. Off-sets are required for new extension in aecordance with Section 8, Subdiv. G Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 154 ft. 6 in. front on East 42nd street and 104 ft. 6 in. front on East 41st street, 197.5 ft. in depth, irregular, on which is located a building 154 ft. 6 in. front on East 42nd street and 104 ft. 6 in, front on East 41st street, 5 and 18 stories, 85 and 236.2 ft. in height, of Class 1 eonstruction, presently used as a bank and offices; that it is proposed to erect an addition to the five-story structure by adding 13 stories; and

WHEREAS, the applicant contends that it is proposed to build up the front of present five-story easterly section of the bank building on East 42nd street to the same height as the main building; that the present five story section has 50 feet frontage and the main building has 104 ft. 6 in. frontage, is 18 stories and 236.17 feet in height; that the main building was erected in 1921 under NB 138/21; that the five story section to the east was constructed in 1931 under Alt. Applic. 2245/31; that in designing and building this addition, preparation was made in the foundations and columns for the future increase in height to the same height as the main building and said foundations are adequate to maintain the front wall and floors to height now proposed; that when the last addition was erected, 42nd street was zoned as a 2-times district and the design was based on that height limit; that due to the reclassification in 1943 to a Class 2 district, limiting the height to 1½ times the width of 42nd street plus exceptions under 9e, a variance is required to permit the front wall on the street for the topmost five stories; that this imposes an unnecessary hardship in that efficient layout of these upper floors is impaired; that the tremendous assessment on this property warrants the use of the full area on these floors and the architectural treatment of the front would be disadvantageously affected by the setback requirement; that further, in no respect would the public health, safety and general welfare be affected, inasmuch as the setbacks would have no effect on the light and air of 42nd street due to the existing conditions that now pertain in this block; that to the west, the Continental Can Co. building, extending from 42nd to 41st street is 64 feet higher and to the east the Chanin building and its 56 story tower rises above the proposed addition and then envelopes it at the south, where it is 75 feet higher; that thus light from the east and south is already blocked by this tall building and from the west by the Continental Can Co. building; that the Bowery Savings Bank building is the lowest of the three buildings in this block, as photographs filed clearly show; that in addition to the above stated condition of taller surrounding structures, the permissible dormer exception (under 9c) above the height limit further minimizes any theoretical effeet of the setbaeks; that to the north and northeast are the Commodore hotel and the Chrysler building respectively, both of whieh are eonsiderably taller structures; that due to these facts it is requested that the Board grant this variation of the setback requirements and permit the new facade to be earried up to the same height as the present facade on the main building on 42nd street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a corrected ruling of the Department of Housing and Building permits height at the building line of 186 feet six inches due to excess height of adjacent buildings; that by permitted dormers above sueh height the building can be constructed to the proposed height with little loss in floor area; that the design of the front differs from the design of the main building facade; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exeercise of diseretion to grant under seetion 21 of the zoning resolution as to extension of height and was, therefore, not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the applieation be and it hereby is *denied.*

310-50-BZ

APPLICANT—Burke, Morrison and Green, for Max and Theresa Hummel, owners.

SUBJECT—Application (decision of Dept. of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for boats and for patrons who use boat yard.

PREMISES AFFECTED—164-30 95th street, west side, 220 ft. north of 165th avenue (Block 4153, Lot 46), Howard Beaeh, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway.
For Opposition: Mrs. E. Walsh and Mrs. G. Borig.
For Administration: Samuel L. Beeker, Dep't of Housing and Buildings.

ACTION OF BOARD—Applieation granted on eondition.

THE VOTE—

Affirmative: Chairman Murdoek, Commissioner Keating and Deputy Chief Guinee 3
Negative 0
Not Voting: Commissioner Kleinert 1

THE RESOLUTION (310-50-BZ)

WHEREAS, Burke, Morrison and Green for Max and Theresa Hummel, owners, filed April 25, 1950, an applieation under section 7f of the zoning resolution, to permit in a business use distriet the erection and maintenance of a gasoline service station for boats and for patrons who use boat yard, affecting premises 164-30 95th street, west side, 220 feet north of 165th avenue (Bloek 4153, Lot 46), Howard Beach, Borough of Queens; and

WHEREAS, a public hearing was held on this applieation on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspeetion and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 165th avenue is in residenee and business use, A area, elass 1½ height distriet, and that 95th street and the site are in a business use, A area and elass 1½ height district; and

WHEREAS, the decision of the department of marine and aviation dated May 10, 1950, reads:

"Under date of October 20, 1949 you applied to this Department for a permit to install two dispensing pumps and four gasoline tanks on the waterfront property at 164-36 95th street, Howard Beach, Borough of Queens. Our Engineers advise that this area is located

in a business district and gasoline installation such as you propose is not permitted in accordance with Article 2, Paragraph 4, Subdivision 46 of the Zoning Resolution .Your application is denied. This department has no objection to your appealing to the Board of Standards and Appeals for a variance of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 300 feet frontage by 110 feet in depth on which is located a 1½-story frame dwelling, 3 frame lockers and a one story metal building used as an office and storage and sale of boat equipment and the unbuilt upon portion of lot is used as a boat yard; that it proposed to install three 550-gallon gasoline storage tanks and two approved dispensing pumps, one for servicing boats and the other to supply patrons of yard; and

WHEREAS, the applicant contends that the owner operates on the premises in question a boat yard, the largest on the basin; that there are approximately eighty motor driven boats wintered in the yard, most of which operate from the premises in question during the boating season; that the owner is also engaged in the sale of marine supplies, and in addition, boats are serviced; that as a conjunctive use and for the convenience of customers, the owner proposes to install three approved 550 gallon gasoline tanks encased in concrete and buried two feet below grade under the open yard in the boat yard area; that two of these tanks will be connected to an approved pumping unit at the bulkhead with a dispensing pump on the existing float for servicing gasoline to motor boats; that the third tank will be connected to a pump located at the side of the existing storage building adjoining the driveway within the boat yard; that this latter pump will be used solely to serve cars of patrons who use the boat yard and will not be available to any one else; that the property referred to is presently zoned as a business district, a class 1½ height district and an A area district; that as of July 25, 1916, the property was in an undetermined district and was zoned to its present designation on April 22, 1926; that the height and area designations have not been changed since July 26, 1916, and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of five (5) years to permit the dispensing of gasoline for motor boats only with a gasoline pump as proposed on the float at shell basin and not for servicing of motor vehicles on the premises or from the street; that the number of storage tanks shall not exceed three 550 gallon tanks as shown on plans marked "Received April 25, 1950"; that no signs shall be erected advertising the sale of gasoline on the premises except there may be a sign erected on the float that such gasoline is available to motor boats; that no additional gasoline pumps shall be installed on the premises; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

339-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Burke Bronstein, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building (store and market) using more than the area permitted (previously granted by the Board for the parking and storage of more than five motor vehicles).

PREMISES AFFECTED—9524-9530 Church avenue and 508-518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: H. C. Huberman, Eva Perepezko and Lillian Perepezko.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative: 0

THE RESOLUTION (339-50-BZ)

WHEREAS, Lama, Proskauer & Prober for Burke Bronstein, owner, filed May 4, 1950 an application under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a business building (store and market) using more than the area permitted (previously granted by the Board for the parking and storage of more than five motor vehicles), affecting premises 9524 to 9530 Church avenue, and 508 to 518 East 96th street, southwest corner (Block 4716, Lots 48 and 50), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin, laid over to July 25, 1950, for inspection and decision, without further argument; and then laid over to July 26, 1950, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that East 96th street is in residence and business use, C and D area, class 1 height districts, Church avenue is in a business use, C and D area, class 1 height district, and that the site is in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1950, acting on N.B. Applic. 444-50, reads:

"1. Proposed one story class 3 structure located within a "D" area district for use as store and market and occupying 7200 sq. ft. area at curb level violates Art. IV, Sec. 14c Bldg. Zone Resolution."

and

WHEREAS, the applicant contends that the site is presently used as a parking lot granted under a variance of the Board of Standards and Appeals Calendar #152-37-BZ; that no Certificate of Occupancy has been issued; that the store use as proposed is permissible in a business zone and the modern building as proposed will do much towards improving the appearance of the community; that the site has an area of 8,000 square feet and the allowable building area is 5,150 square feet; that the proposed building area is 7,200 square feet, less the allowable loading and unloading space which is 6,656 square feet, so that the net proposed building area is only 1,506 square feet in excess of the allowable building area; that the development of site proposes to maintain a rear yard of 10 feet; that the property most affected by the proposed building is Lot 52 to the south; that the building on this lot is built on the lot line and has no windows in this wall, said wall extending past the westerly end of the site in question so that the proposed depth of 90 feet cannot affect this lot; that Lot 40 in Block 4716 is developed with a building occupying 100% of the area of the lot so that the proposed condition of maintaing a 10 foot rear yard creates a better condition for block ventilation than now exists; that the proposed building could be built right on the rear lot line, as no rear yard is required for this one story building, so that a better condition will be provided by the proposed arrangement; that markets of 90 feet in depth are required for present day merchandising and that this depth is also required to attract the type of tenant that would be able to pay the required rent to make a building of this sort economically sound in view of the high assessed value of the land that demands a building of this type in order to make

the further retention of the land secure and enable the owner to pay his taxes and receive a fair return on his investment; and

WHEREAS, the zone designations have been unchanged since July 25, 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief (as to area) on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it herby is *granted* under section 21 as to extension of area, substantially as proposed as indicated on plans filed with this application, marked "Received May 4, 1950" (5 sheets) and as amended by revised plans marked "Received July 25, 1950" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in area and not be increased in height except in conformity with the zoning resolution; that all loading and unloading for the large store space as indicated shall be within the loading and unloading area now shown and all trucks or vehicles used for delivery or receipt of materials shall enter such loading and unloading space and not load or unload at the curb or on the sidewalk; that opposite the opening to such unloading space there may be a curb cut not exceeding 15 ft. in width; that all other curb cuts shall be restored and the curbing and sidewalk shall be repaired or reconstructed as the Borough President may direct; that the rear yard shall be paved and drained in accordance with the requirements; that a steel fence shall be erected across the yard at both ends to the east and west and at the easterly end there shall be a gate for entrance thereto, which shall normally be kept closed; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

361-50-BZ

APPLICANT—Burke, Morrison and Green, for Independent Builders, Garden Apartments Corp., owner.

SUBJECT—Application reopened July 25, 1950—re Application (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in a residence use, district, the erection of more than one building on a lot, without the required side and rear yards; and to permit the parking of motor vehicles on the unbuilt upon portion of the lot (previously withdrawn).

PREMISES AFFECTED—116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke, Bessie Gunther and Samuel Paul.

For Opposition: H. N. Schwartz, M. Saunders, M. Burrows and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3

THE RESOLUTION (361-50-BZ)

WHEREAS, Burke, Morrison & Green, for Independent Builders (Garden Apts. Corp.), owner, filed May 23, 1950, an application under sections 21, and 7h of the zoning resolution, to permit in a residence use, D area district, the erection of more than one building on a lot without the required side and rear yards, and to permit the parking of motor vehicles on unbuilt upon portions of plot, affecting premises 116-26 to 116-48 169th street, west side, 100 feet north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 feet north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 feet north of Foch boulevard (Block 12352, Lot 498); 116-30 to 116-48 170th street, west side, 100 feet north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 5, 1950, after due notice by publication in the Bulletin, at which time this application was withdrawn temporarily, without prejudice to restoration to the calendar; and

WHEREAS, at the request of the applicant, this application was reopened on July 25, 1950, restored to the calendar and laid over to July 26, 1950 for decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Foch boulevard, 170th street, 169th street and the site are in residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 22, 1950, acting on N.B. Applic. 3037 to 3040,-50 reads:

"1. The erection of more than one building on a lot is contrary to Article 1, section 5 of the zoning resolution.

2. Parking of motor vehicles within a residence district is contrary to Article 2, section 3 of zoning resolution.

3. Side and rear yards do not conform with provisions of zoning resolution for residence D district as per Article 2, Section 3, and Article 4, sections 14, 17 and 18 of zoning resolution."

and

WHEREAS, the applicant states that the premises consist of three plots, 240.89 feet frontage by 100 feet in depth (irregular); 225 feet frontage by 200 feet in depth (irregular); and 188.26 feet frontage by 100 feet in depth (irregular); that it is proposed to erect as shown by the plans submitted, a garden type apartment development on a 2.0136 acre site; and

WHEREAS, the applicant contends that the structures to be erected comprise forty two-family residential units grouped into four buildings; that there will be eighty apartments, having a total of 260 rooms, which will provide for an estimated population of 225 people, or 117.4 persons per net acre of site; that the total residential floor area will be approximately 57,645 square feet which will result in a ratio of floor area to net site of 0.657 to 1, and that the residential building coverage will be 32.85% of the site; that garage for 17 cars with a total area of 3,500 square feet will cover an additional 3.99% of the site and that off-street parking facilities for 14 automobiles will also be provided within the project; that a total of 2,000 square feet of playground space will be provided in three separate play yards throughout the project; that it is requested that the Board grant appropriate relief inasmuch as the arrangement of the buildings provides better light and air conditions than are required by the zoning resolution; that it is further requested that the Board note Section 3(9)b, where the proposed type of construction, a group of two-family dwellings in one ownership, is permitted on the same lot with a group of attached garages as an accessory use; that if each two-family dwelling is to be considered a separate building, the interpretation of Article 1, Section V, as prohibiting more than one building on a lot, cannot be held to apply to the proposed construction; that the Board is requested to ex-

ercise its discretion to permit open air parking of motor vehicles in a residence district as the number of automobiles to be parked are comparatively few in number and that the parking space is for the use (without fee) of the tenants of this development; that it will be suitably paved and adequately maintained; that he believes that the spirit of section 3(9) permits the above use as an accessory use in a residence district and that the letter of section 3(9) permits it in the "inter alia" phrase; that the proposed provisions for light and air are superior to those required under zoning resolution, and that strict compliance with the zoning resolution would entail an unnecessary hardship without benefit to anyone; that the area proposed to be built upon exceeds 75,000 square feet, the provision for light and air is deemed adequate and the minimum distance between any two detached buildings is not less than six inches per foot of height and in no case less than twenty feet; that the actual ground coverage will be considerably less than that permitted in a D area district and that the floor area of the buildings will not exceed that permitted in a D district; that the Board is therefore requested to recognize the practical difficulties and unnecessary hardships involved and to permit the owner to avoid further construction which would be inharmonious with the surrounding area and to grant this application so that the owner will be permitted to provide these much needed apartments, now the only method of economically developing residential real estate in outlying sections; that the proposed development will be in accord with the general purpose and intent of the zoning resolution, in no way detracting from, but rather enhancing the value of the surrounding property; and

WHEREAS, the Board deemed that the proposed buildings are multiple dwellings and should comply with the requirements therefor.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

384-50-BZ

APPLICANT—Goldwater and Flynn, for Francis J. Wilson, owner.

SUBJECT—Application (decision of the borought superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—9 Hillside avenue, south side, 102 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Richard Goldwater.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (384-50-BZ)

WHEREAS, Goldwater and Flynn for Francis J. Wilson, owner, filed June 2, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores), affecting premises 9 Hillside avenue, south side, 102 ft. 2 in. east of Broadway (Block 2170, Lot 104), Borough of Manhattan; and

WHEREAS, a public hearing was held on July 18, 1950 after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision, without argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Nagle avenue and Broadway are in a business use, B area, class 1½ height district; Hillside avenue is in residence and business use, B area, class 1½ height districts; the site is in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent dated June 19, 1950 acting on amendment to N. B. Applic. 75-50 reads:

"1. Proposed structure occupied as follows:

cellar: storage and boiler room
1st floor—stores.

Store use is contrary to Sec. 3 of Z.R. as premises are located in a residence district."

and

WHEREAS, the applicant states that the premises consist of a plot 25 ft. frontage by 102 ft. 2 in. in depth, presently vacant; that it is proposed to erect a building 25 ft. front by 65 ft. in depth, one story 15 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the plot has a frontage of only 25 ft. and abuts premises used for commercial purposes which today would be deemed a non-conforming use; that due to the size and location of the premises, making it unsuited for apartment house purposes, and the fact that a substantial portion including all of its frontage may be actually in a business district, the proposed use is deemed essential for proper improvement of the premises; that the owner proposes to erect two stores for a depth of 65 ft.; that this involves the extension of the business building for a short distance to square out the stores; that the stores could be limited to types of occupancy which would not adversely affect the surrounding neighborhood; that the granting of a variation would eliminate a vacant parcel which the owner has now held for over 30 years during which time he has not only had to pay taxes but the property has been non-productive; that the property abutting the premises on the west is now occupied by a gas station and the parking of autos; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e, for a term of fifteen (15) years, to permit the erection of a business building substantially as proposed and as indicated on plans filed with this application marked "Received June 14, 1950," 2 sheets, *on condition* that the building shall not exceed 65 feet in depth as proposed and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no openings in the side lot line walls or to the east or west; that the rear yard shall be paved and drained in accordance with the requirements of the Building Code; that there shall be erected on the rear lot line and side lot lines where walls of adjoining building do not occur a substantial woven wire fence of the chain link type, erected on a masonry foundation, to a total height of not less than 5 ft. 6 in., with no openings therein to adjoining premises; that the occupancy of the building shall be in accordance with the requirements for a similar building when located within a local retail district and in addition the occupancy shall not be for the sale of food products or in connection with adjoining occupancies but shall be of a type such as stationery store, real estate office or other uses compatible with the residential district; that the building shall not be increased in height or area other than as proposed; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

421-50-BZ

APPLICANT—Fred C. Dahlem, for Pincus Blear, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a, 7f, 7i, 7h and 21 of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10—formerly 10, 11 and 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Jesse Rothman.

For Opposition: **None.**

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative **0**

THE RESOLUTION (421-50-BZ)

WHEREAS, Fred C. Dahlem, for Pincus Blear, owner, filed June 5, 1950, an application under sections 7a, 7f, 7i, 7h and 21 of the zoning resolution, to permit in residence and business districts, the reconstruction of an existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, affecting premises 4778-4782 Broadway, east side, 225 feet north of Dyckman street (Block 2233, lot 10, formerly 10, 11, 12) Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution shows that Broadway and Dyckman street are in a business use, B area and Class 1½ height district; the site is in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1950, as corrected June 19, 1950, acting on N.B. App. 51/50, reads:

"1. Erection of new building to replace existing nonconforming structures and gasoline station is in violation of zone resolution as follows:

a. Proposed storage parking lot is an extension of use of gasoline, service station and lubritorium, Sec. 4(a) 46.

b. Proposed storage and parking lot extends partly into a residence district and is contrary to Sec. 3.

c. Proposed new structure is in excess of 50% of value of existing building exclusive of foundations and is contrary to Sec. 4(a) 46, Sec. 4(a) 29.

d. Washing bay is an extension of use of gasoline service station and is contrary to Sec. 4(a) 46.

4. Repair shop is in violation of Sec. 4(a) 29."

and

WHEREAS, the applicant states the premises consist of a plot 75 ft. front by 157 ft. 11 in. deep (irregular) on which are located a lawfully existing gasoline service station and a group of metal garages and an existing repair shop; that it is proposed to demolish the present metal garages and use the space for open-air parking of motor vehicles and to erect a building 34 ft. front by 75 ft. in depth, one story 13 ft. 6 in. in height of Class 3 construction, to be used in conjunction with gasoline service station as auto washing, lubritorium, motor vehicle repairs and office; and

WHEREAS, the applicant contends that the premises (except for a small portion) are in a business district in which a parking lot would be permitted were it not in conjunction with a gasoline station; that the group of metal garages now existing were established by Certificates of Occupancy #4835 and #18413; that it is intended to demolish same and substitute open air parking in the area now occupied by these unsightly buildings; that such a change would not only improve the appearance of the area but provide much needed parking facilities; that with the exception of an area at rear approximately four feet in depth by the width of the lot, the premises are in a business district which portion would be used for proposed parking lot, in addition to the portion in business district; that certificates of occupancy have been issued for use of the site as a gasoline and oil service station, office and rest room, which use was established prior to enactment of the zoning resolution and at least as early as May 18, 1915; that present gasoline pumps near building line will be set back 10 feet therefrom; that the metal structures will be replaced with a single masonry structure with porcelain enamel facing to match the facing of the adjoining building occupied by the Grand Union Super market; that the washing of cars is only a small part of the business, mostly as an accommodation for customers, and will be enclosed in the new structure and not seen from the street; that while no certificate of occupancy appears to have been issued for the existing repair shop, such use has been recognized and approved by the Department of Housing and Buildings as existing prior to the Zoning Resolution and hence may be continued; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions, e, f, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e and 7f for a term of fifteen (15) years to permit the reconstruction and rearrangement of the legally existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received June 5, 1950," 4 sheets, except that the building shall be constructed with face brick on all sides in place of metal as indicated; that all buildings and uses now existing on the premises shall be removed and the premises shall be arranged substantially as proposed and as indicated on such plans; that the accessory building shall be arranged for the uses as proposed and shall in all other respects comply with the requirements of the Building Code; that there shall be no cellar or open pits within such accessory building; that all greasing and washing equipment shall be of the hydraulic type; that there shall be no windows or other openings in the side lot line wall to the northeast; that the gasoline pumps shall be installed not nearer than 10 ft. of the base of the pumps to the building line of Broadway; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or bituminous paving; that there shall be erected on the rear lot line a masonry wall not less than 5 ft. 6 in. in height and properly coped; that a similar wall shall be erected along the easterly lot line continuously to Broadway except where wall of proposed accessory building occurs on the side lot line except that such wall may be reduced in height to 4 ft. 6 in. within 10 ft. of the Broadway building line; that a similar wall shall be constructed on the westerly lot line where walls of adjoining buildings do not occur; that parking of motor vehicles may also be permitted under section 7h for a similar term on such portion of the premises where parking will not

interfere with access to the premises and to the gasoline pumps and accessory building; that minor repairs by hand tools may be permitted under section 7i, provided such repairs are maintained only within the accessory building; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale but permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the sidewalks and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that the existing curb cuts shall be removed and two curb cuts may be permitted each not over 30 ft. in width and no curb cut to be nearer than 5 ft. to either side lot line as prolongated; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution and that a new superseding certificate of occupancy shall be obtained.

423-50-BZ

APPLICANT—Irving Kudroff, for Johrosdon Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (Post Office) using more than the area permitted.

PREMISES AFFECTED—1525 Gun Hill road, 2915 Mickle avenue, southwest corner and northwest corner of Gun Hill road and Arnow avenue (Block 4783, Lot 47), Borough of The Bronx.

APPEARANCES—

For Applicant: Irving Kudroff and H. E. Horwood.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (423-50-BZ)

WHEREAS, Irving Kudroff for Johrosdon Realty Corporation, owner, filed June 6, 1950, an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the erection and maintenance of a business building (post office), using more than the area permitted, affecting premises 1525 Gun Hill road, 2915 Mickle avenue, southwest corner, and northwest corner of Gun Hill road and Arnow avenue (Block 4783, Lot 47), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Arnow avenue, Mickle avenue, and Gun Hill road are in a residence use, C and E1 area, class 1 height district, and that the site is in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1950 acting on amendment to N.B. Applic. 483-50, reads:

"1. Proposed Post Office to be erected on a plot. in a Residence Use District, is contrary to Article 2, Section 3, Zoning Resolution.

2. Structure will occupy excessive area of lot permitted in a "C" area District. (Article IV, Section 13b) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 138.02 feet frontage on Gun Hill road by 84.99 feet in depth, and 174.51 feet frontage on Mickle avenue by 88.97 feet in depth, and 84.49 feet frontage on Arnow avenue by 174.51 feet in depth, presently vacant; that it is proposed to erect a building 130 feet fronting on Gun-Hill road, 166.51 feet on Mickle avenue and 84.49 feet front on Arnow avenue, one story, 20 feet in height, of class 1 construction; and

WHEREAS, the applicant contends that the premises was zoned for business until October 18, 1949, at which time it was changed to residence by the City Planning Commission, and if this change had not been made the greater portion of the plot in question would have been available for the proposed use as U.S. Post Office; that the owner does not recall any notice of the proposed change, which only affected the two blocks on the Gun Hill road frontage from Adee to Kingsland avenues, same having been included in a rezoning of other streets in this area; that except for two blocks near Hutchinson River parkway, at the east and from Barnes avenue to Cruger avenue at the west, Gun Hill road has no other portion restricted to residence use; that the present owners purchased this property in 1936 for the purpose of development at some future date with what was then a conforming use; that the Post Office Department has made a lease of this plot for 15 years conditional on the approval by the Board of the use of the site for that purpose; that the plot area is 20290 square feet, and the building is designed to occupy 19059 square feet, which is necessary for the proper utilization of the building by the Post Office; that there is an 8 foot yard at the west end from street to street and since the premises faces on 3 streets, there can be no adverse effect on any of the neighboring property, as the building is only 20 feet high, with no cellar, except for 500 square feet boiler room; that the building is to be fireproof construction with face brick and cast stone trim fronts and will be far superior in appearance to most of the buildings in the vicinity, and that this location was selected because of its nearness to the other important highways which intersect Gun Hill road and is a necessity for proper mail service to this community; that there will be no loading or unloading except from loading platform within the structure; that the owners have been paying taxes on this property for almost 20 years with no chance of realizing on their investment until the present, and trust that the Board will grant a permit for 15 years; and

WHEREAS, under Cal. No. 89-33-BZ, the Board dismissed for lack of prosecution an application re the erection and maintenance of a gasoline service station in a business use district; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to extension of area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e, for a term of fifteen (15) years, to permit the erection of a post office building substantially as proposed and as indicated on plans filed with this application marked "Received June 6, 1950," 3 sheets, *on condition* that the proposed delivery driveway now shown to Mickle avenue shall be transferred to open on Gun Hill road toward the southeast; that in all other respects the building and occupancy

shall comply with all laws, rules and regulations applicable thereto; and to permit under section 21, as to extension of area as proposed; that this variance shall continue only so long as the building is occupied as proposed and for no other use; that the sidewalks around the premises shall be constructed or repaired to the satisfaction of the Borough President; that there shall be erected on the side lot lines to the west adjoining Lots 43 and 64 from Mickle avenue through to Gun Hill road a masonry wall not less than 5 ft. 6 in. in height and properly coped; that such wall may however be reduced to a height of 4 ft. from the Gun Hill road building line; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

426-50-BZ

APPLICANT—Morton S. Cahn, for Tumac Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—1181-1201 East New York avenue and 632-636 Ralph avenue, northwest corner and 1924-1946 Union street (Block 1399, Lot 125), Borough of Brooklyn.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (426-50-BZ)

WHEREAS, Morton S. Cahn, for Tumac Realty Corporation, owner, filed June 9, 1950 an application under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, C area district, the erection and maintenance of a business building using more than the area permitted, affecting premises 1181 to 1201 East New York avenue, and 632 to 636 Ralph avenue, northwest corner, and 1924 to 1946 Union street, (Block 1399, Lot 125), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Ralph avenue and Union street are in a business use, C area, class 1 height district, and that Union street and the site are in residence and business use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1950, acting on N.B. Applic. 1017-50, reads:

"1. Extending Business use into Residential use district, is contrary to Sec. 3, Art. II, Zone Resolution. (Exits are within Residential use district).

2. Area of building is excessive under Sec. 13, Art. IV, Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 181 feet, 7 inches frontage by 88 feet, 5 inches and 69 feet, 10 inches in depth (irregular), presently vacant; that it is proposed to erect a building 181 feet, 7 inches front by 100 feet in depth (irregular), two stories, 29 feet in height, of class 3 construction, to be used as stores and offices; and

WHEREAS, the applicant contends that the premises are presently zoned for business, 100 feet back from East New York avenue and 100 feet back from Ralph avenue, the remaining portion of the premises being zoned as residence; that the entire premises are in a C area and a class 1 height district and have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that due to the triangular shape of the lot as well as the adverse grade conditions of the streets bounding the premises, it is essential that the building be permitted to occupy the area as proposed so that a fair and reasonable disposition of the land value can be effected and so that the building may conform with modern construction and merchandising arrangement; that the building proper does not extend into the residential area and that the only portion in the residential zone is required for proper exit facilities; that the remaining portion of the residential area will be seeded and landscaped at the rear of the premises facing on Union street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variation under section 7, subdivision c of the zoning resolution and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c as to extension of use and section 21 as to extension of area, to permit the erection of the proposed two-story building, substantially as proposed and as indicated on plans filed with this application, marked "Received June 9, 1950" (5 sheets), except that the building as proposed in the business use area shall be reduced so as to provide a loading and unloading area from Union street with an entrance within 100 feet of Ralph avenue of approximately 300 sq. ft., thereby reducing stores 2 to 7 and the second floor area, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the store partitions as shown may be rearranged to suit the requirements of tenants; that the area in the residential district proposed to be kept seeded and landscaped shall be occupied for no other purposes except for the stairway and walk, as indicated; that there shall be erected along the street building line of Union street within the residential area a masonry wall not less than 2 feet in height with steel picket fence erected thereon to a total height of not less than 5 feet; that a similar wall shall be erected along the rear lot line to the west from Union street to the building and a similar wall erected along Union street easterly from the proposed store to the entrance to the unloading area; that such entrance to unloading area shall not exceed 20 feet in width with curb cut opposite of similar width; that there shall be no openings in the side lot line wall to the west; that such unloading area shall be properly paved; that sidewalks and curbs on streets abutting the premises shall be repaired or constructed to the satisfaction of the Borough President; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

453-50-BZ

APPLICANT—Hemlock Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence and local retail use, D area district, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—797-819 Stanley avenue, north side, from Ashford street to Cleveland street (Block 4359, Lots 28, 38 and 39), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Aaron L. Glickman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (453-50-BZ)

WHEREAS, Hemlock Realty Corp., owner, filed June 22, 1950, an application under section 21 of the zoning resolution, to permit in residence and local retail use, D area districts, the erection and maintenance of a business building (stores), using more than the area permitted, affecting premises 797-819 Stanley avenue, north side of Stanley avenue running from Ashford street to Cleveland street (Block 4359, lots 28, 38 and 39), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and July 26, 1950, for inspection by a committee and for further hearing, if necessary; and

WHEREAS, the district maps accompanying the zoning resolution show that Cleveland street, Ashford street, Stanley avenue and the site are in residence and local retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 19, 1950, acting on N.B. Applic. 1129/50, reads:

"1. Area of structure located on lot partly within a local retail and partly within a residence use district and all within a D area district violates Art. IV Sec. 14c Bldg. Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 20 ft. front by 125 ft. in depth (irregular) on which is being constructed a one-story building proposed to be used as stores and retail food market; and

WHEREAS, the applicant contends that the portion of the premises fronting on Stanley avenue and running back 100 feet is in a local retail area; that all of the site is within a D area zone; that such change to a local retail area became effective by amendment on May 2, 1949; that the construction arrangement consists of a store in the center of the building 61 feet wide and 72 feet in depth; that in addition to the depth there is a loading platform in the rear which is part of the center store, 13 feet in width; that the granting of this variance will not increase the area or bulk of the building as now constructed; that no additional ground coverage will be required but the loading space will become a part of the usable sales space; that approved plans provide for 2721 square feet within the premises of outside parking for use of tenants and their customers; that under Section 19, subdiv. g of the zoning resolution such parking space could have been included within the building and the area of the building increased to that extent; that had the applicant elected to provide such indoor parking, the portion of the premises within the local retail district could have been covered with a structure; that under the variance requested, adequate parking is provided for and a lesser ground coverage results; that this variance is necessary to avoid hardship to the applicant in that they now find the center store arranged for a retail food market cannot be satisfactorily used without the additional space; that no harm is done to any owner of adjacent or adjoining property; that the area of the lot is 20,000 sq. ft.; that the area of the building is 13,279 sq. ft.; that the permissible building area is 12,500 sq. ft. and the excess area is 779 sq. ft.; and

WHEREAS, the portion of lot in a local retail use district was changed from business use on May 2, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief, as to extension of area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to extension of area to permit the existing loading space to be occupied in connection with the store use as proposed and as indicated on plans filed with this application marked "Received June 22, 1950," 3 sheets, *on condition* that the store building shall not be extended beyond the local retail district; that the balance of the premises where not built upon shall be graded substantially to the level of the adjoining streets and shall be surfaced with concrete or steam cinders or clean gravel and treated with a binder and properly rolled; that on the rear lot lines and the street lines where the walls of the proposed building do not occur there shall be erected a substantial woven wire fence of the chain link type on a concrete foundation to a total height of not less than 5 ft. 6 in., with gates; that openings may be permitted for access to the rear yard for delivery, and parking of customers' cars may be permitted provided such gates are normally closed when not in use for such uses; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

457-50-BZ

APPLICANT—A. R. Kartzman, for Ho-Pan Realty Corp. and 3027 Coney Island Ave. Corp., owners.
SUBJECT—Application (decision of the borough superintendent) under section 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the relocation and reconstruction of an existing gasoline service station, and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling.
PREMISES AFFECTED—3005-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, Lots 4, 10, 11, 13 and 15), Borough of Brooklyn.
APPEARANCES—
For Applicant: A. R. Kartzman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (457-50-BZ)

WHEREAS, A. R. Kartzman, for Ho-Pan Realty Corp. and 3027 Coney Island Ave. Corp., owners, filed June 21, 1950, an application under sections 7c, 7h and 21 of the zoning resolution, to permit in a business use district the relocation and reconstruction of an existing gasoline service station and the continuation of the parking and storage of more than five motor vehicles, auto glazing and accessories, store and dwelling, affecting premises 3005-3031 Coney Island avenue and 165-175 Neptune avenue, northeast corner (Block 7511, lots 4, 10, 11, 13 and 15), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to July 26, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Neptune avenue, Coney Island avenue and the site are all in a business use, A area and Class I height district; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1950, acting on N.B. Applic. 602/50, reads:

"1. Proposed change in occupancy of existing parking lot on the southerly portion of this plot to gasoline service station with accessory buildings and uses, and parking and storage of more than 5 motor vehicles and connection to the existing gasoline selling station on the northerly twenty feet of the plot is contrary to Art. II Sec. 4(a) Subdiv. 29 and 46 of the Z.R. as these premises are located within a business use district."

and

WHEREAS, the applicant states that the premises consist of a plot 236 ft. 7¾ in. front by 100 ft. in depth (irreg.) on which is located a gasoline service station, auto glazing and accessories store and dwelling; that there are two lifts in the open, two 550-gallon gasoline tanks and two dispensing pumps; also a metal garage at the rear; that the gasoline station and buildings are all at the north end of the plot and the balance of the plot is used for the parking and storage of more than five motor vehicles; that Certificate of Occupancy #49872/28 has been issued for a gasoline service station; Certificate of Occupancy #75990/35 for auto lubrication, accessories and two families and Certificate of Occupancy #124037/49 for the parking and storage of motor vehicles on vacant land 176 ft. 7¾ in. by 102 ft. 3⅞ in.; and

WHEREAS, the applicant contends that on July 25, 1916, this site was zoned as unrestricted and business use, A area and Class 1 height districts; that on October 10, 1930 the zoning was changed to its present designations and no zoning amendment is pending at present; that the gasoline station portion was approved under Fire Department Plan #3165/27, approved October 29, 1927 and Certificate of Occupancy #49872 issued March 26, 1928 under Permit #1121/28 issued by the Dept. of Housing and Buildings; that the one story masonry building 40 ft. front by 48 ft. in depth, presently used as a store, auto glazing and accessories is covered under Alt. Applic. 713/46; that this building was formerly used for auto lubricating, accessories and two families under Certificate of Occupancy #75990 issued June 25, 1935 on Permit #3039/35; that to the rear of this building is a two-car metal garage which is to be removed; that the remainder of the plot is used for parking and storage of more than five motor vehicles as approved under N.B. 334/48 and for which certificate of occupancy #124037 was issued July 21, 1949; that the owners intend to discontinue the gas station now existing on the northerly portion of the plot by removing the existing gas pumps, sealing up the existing two 550-gallon storage tanks and removing the existing two hydraulic lifts; also to remove the 18 ft. by 20 ft. two-car metal garage at the rear; that in place of these uses, it is proposed to erect at the southerly end of the site an up-to-date masonry accessory building having a frontage of 78 ft. 4 in. and a depth of 26 ft. 4 in. and 32 ft. 4 in., irregular; this building will house the office, lubritorium with three hydraulic lifts of approved type, wheel alignment, minor repairs, car washing and boilerroom; that it is further proposed to install six 550-gallon gasoline storage tanks and three gasoline pump islands consisting of two pumps each; that the gasoline station area will be surfaced entirely with concrete or tarvia, a portion of which is to be devoted to the parking and storage of cars in a manner so as not to interfere with the efficient operation of the gasoline service station; that it is proposed to erect a 4 ft. high brick and picket fence wall so that the area north of the southerly wall of the aforementioned building may be restricted to a conforming use and to continue this wall along the interior lot lines; that at present there is a gasoline service station and public garage in block 7284, lot 820 and also in Block 7511, lot 26; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c, h and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under 7c, to permit the extension of existing non-conforming uses and to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received June 21, 1950," 3 sheets, *on condition* that the entire plot, except for such buildings as are proposed to remain, shall be leveled substantially to the grade of Coney Island avenue and Neptune avenue and all uses as proposed to be eliminated removed; that the premises shall be arranged as indicated on such plan marked "Proposed conditions" and of the design and arrangement as indicated; that the accessory building shall in all other respects comply with the requirements of the Building Code; that the heater room shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that there shall be no greasing pits constructed within the accessory building or on the premises; that all greasing and car washing equipment shall be of the hydraulic type; that pumps shall not be nearer than 10 ft. to the street building line of Neptune avenue and Coney Island avenue, as shown, to the base of the pumps; that on the rear lot line where walls of the proposed accessory building do not occur to the east there shall be erected a masonry wall not less than 5 ft. 6 in. in height and properly coped; that a similar wall shall be constructed across the premises at a point as indicated through to Coney Island avenue; that such fence may be reduced to a height of 4 ft. within 10 ft. of the building line; that the balance of the premises to the north included within this plot but not within the proposed extension of gasoline service station shall be maintained as proposed with the extising garage, greasing pits and gas pumps and tanks removed; that such portion of the premises shall be occupied for conforming uses only; that the number of gasoline storage tanks within the gasoline service areas shall not exceed six 550 gallon tanks; that the premises where not occupied by accessory buildings and tanks shall be surfaced with concrete or bituminous paving; that signs as to the gasoline service station shall be limited to a permanent sign attached to the facade of the gasoline service station and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line near the intersection of Neptune avenue and Coney Island avenue of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that curb cuts shall be restricted to two curb cuts to Neptune avenue not exceeding 30 ft. in width each, and two curb cuts to Coney Island avenue not exceeding such width; that no part of any curb cuts shall be nearer than 5 ft. to the side lot lines as prolongated; that the premises to be occupied for conforming use at the northerly portion of the plot may have two curb cuts not exceeding 15 ft. in width each; that sidewalks on the two streets and curbings shall be reconstructed or repaired to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the accessory building shall be constructed of face brick on all sides as proposed; that minor repairs under section 7i may be permitted, provided such repairs are maintained within the accessory building and with hand tools only; that parking and storage of motor vehicles may be permitted on the gasoline service station portion of the premises under section 7h, for a term of five (5) years, to be restricted to such portion of the premises as will not interfere with access to the accessory building and gasoline pumps and exits to streets; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

747-45-BZ—Vol. II

APPLICANT—Joseph V. McKee, for Queens Boulevard Stores, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to arrangement of stores — re Application (decision of the borough superintendent) previously granted on condition,

under sections 7c and 21 of the zoning resolution, permitting in a business and residence use, C area district, the erection and maintenance of a business building, using more than the area permitted and without the required rear yard (previously granted by the Board under section 7c re extension of stores from business use district into residence use district and approval of recreation space).

PREMISES AFFECTED—97-02 to 97-22 Queens Boulevard, southeast corner of 64th road (Block 3084, Lots 2, 9, 11 and 46), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: David Greenbaum, Chester A. Halin and Rabbi Josiah Derby.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert 1

THE RESOLUTION (747-45-BZ—Vol. II)

WHEREAS, this application under section 7c and approval of playground as per Art. 4, Sect. 13(c) and 14(d) of the zoning resolution, to permit in partly a residence and partly in a business use district, the extension of stores from a business use into a residential use and the approval of recreational space as suitable, affecting premises 64-41 Saunders street and 97-02 to 97-22 Queens boulevard, southeast corner of 64th road (Block 3084, Lots 2, 9, 11, 54, 56, and part of Lots 13, 46 and 64) Rego Park, Borough of Queens, was granted by the Board as Vol. I, February 19, 1946, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended January 28, 1947, January 27, 1948 and February 1, 1949; and

WHEREAS, this application under sections 7c and 21 of the zoning resolution to permit in residence and business use, C area districts, the erection and maintenance of a business building using more than the area permitted and without the required rear yard in the residence portion of plot (previously granted by the Board under section 7c for the extension of stores from the business use district into the residence use district and approval of recreational space), affecting premises 97-02 to 97-22 Queens boulevard, southeast corner of 64th road (Block 3084, Lots 2, 9, 11 and part of 46), Rego Park, Borough of Queens, was granted by the Board, as Vol. II, January 24, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a public hearing was held and the adjoining owner to the south was heard as to his objections to the installation of a super market which is a permitted use in the district where proposed; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the proposed market removed approximately 100 ft. from the synagogue to the south would not prove sufficiently objectionable to warrant denial of the applicant's request for rearrangement of the subdividing partitions.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1950, by adding thereto:

" x x that in the event the owner desires to rearrange the partitions separating the proposed stores, as indicated on revised plans, marked 'Received May 25, 1950' (2 sheets) and to arrange for one large store with frontage substantially within the business use area, such changes may be permitted, including the changes of the front of the proposed large store as indicated, *on condition* that in all other respects the resolution adopted by the Board on January 24, 1950, shall be complied with (N.B. 3968-49)."

311-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the reconstruction of an existing gasoline service station, to include lubritorium, auto laundry, minor repairs, office and sale of accessories.

PREMISES AFFECTED—165-01 to 165-09 Hillside avenue and 87-45 to 87-53 165th street, northeast corner (Block 9837, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (311-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of an existing gasoline service station to include lubritorium, auto laundry, minor repairs, office and sale of accessories, affecting premises 165-01 to 165-09 Hillside avenue, northeast corner 165th street (Block 9837, Lot 10), Jamaica, Borough of Queens, was granted by the Board July 1, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended June 15, 1948 and June 21, 1949; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1947, as *amended* by resolutions adopted through June 21, 1949, as to extension of time, by adding thereto:

" x x that in the event the owner desires certain changes from the previous proposal, covered under resolution adopted by the Board on July 1, 1947, such changes may be made as proposed and as indicated on revised plans, marked 'Received June 2, 1950' (4 sheets) to reduce the effective area of the plot and to erect a retaining wall toward the north as proposed, *on condition* that such retaining wall shall be not less than 4 ft. in height and shall be continuous from the side lot line to the east to 165th street and that the accessory building shall not be erected nearer thereto than 4 ft. to such wall; that above such 4 ft. height of wall the bank to the north shall be graded to a grade of repose and planted with grass or other suitable sustaining material so as to assure retention of the material and prevent same from washing; that the building may be reduced in size as proposed on such revised plans and located as indicated; that the two curb cuts previously permitted to 165th street shall be reduced to one as proposed; that along the street building line at the north there shall be a retaining wall as may be necessary from the rear retaining wall to approximately the front of the accessory building and on such retaining wall there shall be erected a steel picket fence to a total height of not less

that 4 ft. 6 in., *on condition* that in all other respects the resolution as adopted by the Board on July 1, 1947, where not inconsistent with this amendment shall be complied with; and that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 321-46)."

APPEALS FROM ADMINISTRATIVE DECISIONS

879-47-A—Vol. II

APPLICANT—Andrew Di Camillo, for Philip Q. Valente, owner.

SUBJECT—Application reopened June 20, 1950 as Vol. II—re appeal from a decision of the borough superintendent (previously granted on condition); (under section 36, General City Law re proposed building located on street not on City Map—Harbor Lane).

PREMISES AFFECTED—24 Harbor lane (Crescent court), south side, 150 ft. west of Harbor View terrace (Block 5975, Lot 208), Borough of Brooklyn.

APPEARANCES—
For Applicant: Andrew Di Camillo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (879-47-A—Vol. II)

WHEREAS, this appeal pursuant to Section 36 of the General City Law for permission to erect a building at premises 11 Harbor Lane (Crescent court), south side, 150 ft. west of Harbor View Terrace, (Block 5975, Lot 208), Borough of Brooklyn, which premises do not front on a legally mapped street, was granted by the Board as Vol. I, November 18, 1947, on certain conditions; and

WHEREAS, this application filed May 31, 1950 by Andrew Di Camillo, for Philip Q. Valente, owner, pursuant to section 36 of the General City Law, to permit the erection of a building fronting on a street not shown on the final city map was reopened as Vol. II, June 20, 1950, affecting premises 24 Harbor lane (Crescent court), south side, 150 ft. west of Harbor View terrace (Block 5975, Lot 208), Borough of Brookyln; and

WHEREAS, the decision of the borough superintendent dated May 31, 1950 acting on N.B. Applic. 528-50 reads:

"1. Proposed building located on a street, not on the city map is contrary to General City Law #36."

and

WHEREAS, the applicant states that the premises consist of a plot 50 ft. by 90 ft. in area, located in a residence use E area, class 1 height district, upon which it is proposed to erect a two story and basement, class 3 one family dwelling, two car garage and play room, 40 ft. by 29 ft. and 31 ft. 2 in. in area, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the building will be 45 ft. 6 in. wide at street level and 40 ft. wide at typical floors, and will be 30 ft. high above curb and 20 ft. high at the present natural terrace; that the owner is requesting relief from the decision of the borough superintendent for the reason that this is the only remaining lot on Harbor lane without a dwelling on it; that the owner proposes to build a home for his own use; that Harbor lane is owned jointly by the owners of property fronting on it and the deeds of each give the owners the right of access to Harbor View terrace through Harbor lane; that the property was purchased from the former owner who was granted relief by the Board under Cal. 879-47-A November 18, 1947 for the erection of a dwelling.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 528/50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, to permit the building as proposed and as indicated on plans filed with this application, marked "Received May 31, 1950" (5 sheets), as corrected July 24, 1950 as to the 5 ft. side yards at either side to front upon the private street not on the city map, as proposed and as thereon indicated, *on condition* that such private street shall at all times be open for pedestrian and motor vehicle traffic; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and reaffirming in principle the resolution as adopted by the Board on November 18, 1947, in Cal. 879-47-A, Vol. I.

98-48—Vol. II

APPLICANT—Saul Goldsmith, for Paul Uhlich and Co., Inc., owner.

SUBJECT—Application reopened June 6, 1950 re Appeal from a decision of the borough superintendent (previously denied).

PREMISES AFFECTED—31-43 (35 displayed) Herkimer place, north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—
For Applicant: Saul Goldsmith.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (98-48-A-Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 31-43 Herkimer place (35 displayed), north side, 225 ft. west of Nostrand avenue (Block 1865, Lots 71 and 72), Borough of Brooklyn was denied as Vol. I, May 4, 1948; and

WHEREAS, this appeal was reopened as Vol. II, June 6, 1950 to consider exits as required by the Labor Law; and

WHEREAS, the Board on May 4, 1948 after inspection of the premises by a committee of the Board denied an appeal from objection 1 issued by the borough superintendent February 4, 1948 acting on Alt. Applic. 194-48, which objection required that exits from all floors comply with section 270 of the Labor Law; and

WHEREAS, a new decision of the borough superintendent dated May 8, 1950 acting on Alt. Applic. 194-48 reads:

"1. Exits from all floors to comply with Sec. 270 of the Labor Law."

and

WHEREAS, Violation 2273-47 issued by the borough superintendent March 28, 1950 was for occupying the building as a factory with 15 employees at manufacturing without a qualifying certificate of occupancy as to the amount of employees; that exits on all floors are obstructed; that no adequate secondary exit is provided from penthouse office and locker room on roof; and

WHEREAS, the applicant now states that the building is one and two stories and basement, 20 ft., 24 ft. and 35 ft. in height, 125 ft. irregular by 85 ft. 6 in. irregular in area, of class 3 construction, erected in 1907, located in an unrestricted use, C area, class 1¼ height district, used and occupied since 1907 as follows: basement—boiler room and manufacturing pigments; 1st floor—manufacturing pigments; 2nd floor—manufacturing pigments; penthouse—laboratory —5 persons in the entire building; proposed to be used and occupied as follows: basement—manufacturing pigments and boiler room—20 persons; 1st floor and 2nd floor—manufacturing pigments—10 persons on each floor; penthouse—laboratory—2 persons; that the building is equipped with a two source sprinkler system, two interior stairs varying in

width from 30 in. to 42 in., of wood construction, equipped with brick enclosures and kalamein self-closing doors; that the west stair extends to roof bulkhead and a ladder and scuttle will be provided to roof in the east stair; and

WHEREAS, Certificate of Occupancy 3502 issued December 22, 1922 for 33 to 41 Herkimer street permits its use as a factory, number of occupants not stated; and

WHEREAS, the applicant contends that the first building was erected under N.B. 240-07, two stories and basement, in height, of class 3 construction, for factory use; that a two story and basement addition of class 3 construction was erected under Alt. 2732-13; that a further addition and interior alteration was made under Alt. 2440-20 and a two story and basement addition was erected of class 3 construction under Alt. Applic. 3278-22 and C.O. 3502 issued; that while this certificate does not specify the amount of employees, reference to plans on papers qualify the occupancy for five persons for the entire building; that a small penthouse was erected for laboratory use under Alt. 6188-28; that this alteration was approved on the previous qualification of five employees for the entire building; that Alt. 1502-47 was filed for a one story shipping and storage building to the east, of class 3 construction, 25 ft. by 85 ft. 6 in. in area, plans approved and the building erected; that this building is isolated from the two story and basement building by fire doors of three hour rating; that at the time of examination of Alt. 1502-47 the records of the building were examined and Violation 2273-47 issued; that Alt. 194-48 was then filed to legalize the condition and secure a denial to obtain consideration by the Board; and

WHEREAS, the applicant further contends that the building proper is used for non-hazardous manufacturing of pigments and is equipped with a two source sprinkler system supplied by a street connection and roof tank; that exits from each floor consist of two brick enclosed stairs with kalamein doors; that the stairways themselves are of wood plank except for the stairs to roof which are steel; that the west elevator which has been abandoned will have all openings bricked up; that the penthouse is used as a laboratory and is approximately 400 sq. ft. in area; that its use is limited to short periods of time; that both stairs go to the street; the south stairs runs to roof; that the present substandard fire escape on the outer court will be removed; that the building is divided into two areas at the basement, 1st and 2nd floors with brick walls equipped with fire doors; and

WHEREAS, the premises was inspected by a committee of the Board, which failed to find any changes in the conditions found upon inspection made under Vo. I to warrant favorable action.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

422-50-A

APPLICANT—Fred C. Dahlem, for Pincus Blaer, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10, formerly 10, 11 and 12), Borough of Manhattan.
APPEARANCES—
For Applicant: Fred C. Dahlem and Jesse Rothman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (422-50-A)

WHEREAS, Fred C. Dahlem, for Pincus Blaer, owner, filed June 5, 1950 an appeal to review a decision of the borough superintendent, affecting premises 4778-4782 Broadway, east side, 225 ft. north of Dyckman street (Block 2233, Lot 10), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent as to N.B. Applic. 51-50, dated May 17, 1950, reads:

> "2. Proposed non-conforming gasoline & service station is in violation of Sec. 21A Zoning Resolution, as it is within 200 feet of an exit to a public school playground and public school."

and

WHEREAS, the applicant states that the premises consist of a lot 75 ft. by 157 feet, 11 in. in area, located in a business and residence use, B area, class 1½ height district, upon which there exists one-story buildings 9 ft. ½ in. in height, of class 5 construction, of various dimensions, as indicated on plans filed with Cal. No. 421-50-BZ, and upon which it is proposed to erect a one story building of class 3 construction, 34 ft. by 75 ft. in area, upon demolition of the existing building which was erected approximately in 1915 and to use the entire premises as gasoline service station and accessory uses consisting of repair shop and the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the vehicular entrance or exit which exists within the distance established in Section 21A prevailed before the enactment of the zoning resolution; that a certificate of occupancy has been issued and all other requirements of law have been complied with, and that therefore the existing use of the premises may be continud pursuant to Section 21A; and

WHEREAS, the applicant further contends that the school building and playground are no longer used for their original purposes; that the main school activitites have been transferred to the newer building at Vermilyea avenue and Academy street; that the old building is used for a cafeteria, carpenter shop and sewing room and is connected by an enclosed passageway to the main building; that the Broadway entrance to the old building is not used by students or faculty except for fire drills, and when so used, the lines of students are not permitted to extend beyond the southerly boundary of the playground; that the playground to the south of the old school building is separated from the larger playground by a fence and its use, except during summer recess, has been discontinued; that the exit from this playground to Broadway is kept locked and never used; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, in the opinion of the Board, Section 21A is no bar to what is proposed, as no additional entrances or exits to the existing gasoline station are proposed.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 51-50, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that no additional exits shall be constructed from the premises to Broadway; that the existing exits shall be reduced in accordance with the resolution adopted this day under Cal. No. 421-50-BZ.

429-50-A

APPLICANT—Emanuel M. Glick, for Aznive Haig, owner.
SUBJECT—Appeal from a decision of the borough superintendent (under section 35, General City Law re premises partly in bed of mapped street—Bussing avenue).
PREMISES AFFECTED—814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of The Bronx.
APPEARANCES—
For Applicant: Emanuel M. Glick and N. C. Saxe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (429-50-A)

WHEREAS, Emanuel M. Glick, for Aznive Haig, owner, filed June 14, 1950, an appeal from a decision of the borough superintendent affecting premises 814-824 East 233rd street, southwest corner of Bussing avenue (Block 4857, Lot 89), Borough of the Bronx; and

WHEREAS, the decision of the borough superintendent, dated June 9, 1950 as to N.B. Applic. 165-50, reads:

"2. Proposed building will be erected on a lot part of which lies in the bed of a mapped street which is contrary to Section 35 of The General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 139.91 by 100 ft. in area, located in a local retail use, C area, class 1¼ height district, upon which it is proposed to erect a 2 story, class 3 building, 20 ft. in height, 79 ft. by 55 ft. in area, for use and occupancy as follows: cellar —storage and boiler room; 1st floor—stores, 25 persons; 2nd floor—office, 50 persons, as more fully described under Cal. No. 273-50-BZ; and

WHEREAS, the applicant contends that no portion of the proposed building will be constructed within any portion of the mapped street; that all construction will be contained within the new proposed lot lines and therefore the Board is requested to permit the construction as herein proposed, pursuant to the powers vested in it by Section 35 of the General City Law; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resloved, that the decision of the borough superintendent, acting on N.B. Applic. 165-50, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, *on condition* that the resolution adopted this day under Cal. No. 273-50-BZ, shall be complied with; that sidewalks and curbing shall be constructed to the satisfaction of the Borough President; that no portion of the building as proposed shall be erected within the bed of the street as proposed to be widened, in accordance with the proposal as filed and plans as listed under Cal. No. 273-50-BZ.

854-49-A

APPLICANT—William M. Dowling, for David S. Ward and Estates of Ethel Ward Chase and Alma Ward Bristol, owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application pursuant to section 35 of the General City Law to permit the erection of buildings in the beds of mapped streets and an application pursuant to section 36 of the General City Law to permit the erection of buildings not rfonting on mapped streets.

PREMISES AFFECTED—220-01 to 227-25 Hillside avenue, north side; 220-02 to 228-22 Stronghurst avenue; 86-25 to 87-09 Springfield boulevard; 81-02 to 83-18 229th street; 221-01 to 226-37 and 221-02 to 226-38 Manor road (Block 7924, Lots 1 and 50; Blocks 7914, 7925, 7926, 7927, 7928 and 7929, Lots 1); 224-10 to 229-24 Hillside avenue, south side, 221-01 to 221-41 Braddock avenue; 86-06 to 86-14 231st street and 225-01 to 227-29 88th avenue (Blocks 7927, 7928, 7946, Lots 1; andn Block 7945, part of Lot 1; Block 7939, Lot 12; Block 7940, Lot 29, Block 7943, part of Lot 100 and Block 7947, Lot 7), Bell Park Manor Terrace, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: William M. Dowling.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (854-49-A)

WHEREAS, this appeal from decision of the borough superintendent, an application pursuant to Section 35 of the General City Law, to permit the erection of buildings in the bed of mapped streets and an application pursuant to Section 36 of the General City Law to permit the erection of buildings not facing on legal streets, affecting premises 220-01 to 227-25 Hillside avenue, north side; 220-02 to 228-22 Stronghurst avenue; 86-25 to 87-07 Springfield boulevard; 81-02 to 83-18 229th street; 221-01 to 226-37 and 221-02 to 226-38 Manor road (Block 7924, Lots 1 and 50; Blocks 7914, 7925, 7926, 7927, 7928 and 7929, Lots 1) ; 224-10 to 229-24 Hillside avenue south side; 221-01 to 221-41 Braddock avenue, 86-06 to 86-14 231st street and 225-01 to 227-29 88th avenue (Blocks 7927, 7928, 7946, Lots 1, and Block 7945, part of Lot 1; Block 7939, Lot 12; Block 7940 Lot 29; Block 7943, part of Lot 100 and Block 7947, Lot 7), Bell Park Manor Terrace, Bellerose, Borough of Queens, was granted by the Board May 2, 1950, on certain conditions; and

WHEREAS, the resolution was amended May 31, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 2, 1950, as *amended* by *resolution* adopted May 31, 1950 and thereafter t; *amended* by adding thereto:

"x x that in the event of a shortage of ½ in. thick gyplath material originally proposed to be used as exterior sheathing in back of the brick work on exterior walls, ½ in. fibre board sheathing may be used in back the brick work, providing such sheathing is J. M. Weathertite Sheating or Flint Kote Stalwart sheating, as approved by the Board, and provided such materials are asphalted on the exterior on both sides. (N.B. Applications 6392 to 6419/49 and N. B. Applications 7359 to 7367/49)."

(Remaining minutes will be printed in the Bulletin of August 8, 1950).

NOTICE

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals Room 1018, Municipal Building, Manhattan, at three cent each—postage to be added if the forms are forwarded b mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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Vol. XXXV Subscription $5.00 a year **August 8, 1950** Single Copies, 10 cents By Mail, 15 cents **Nos. 32, 33, 34 and 35**

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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This issue of the Bulletin contains in the order given—

Court Decision.

Docket.

Rules Directory.

Notice of Hearing Calendar.

Remaining Minutes of Regular Meeting, Wednesday Morning, July 26, 1950, Affecting Calendar Number 362-50-A.

Correction Affecting Calendar Number 800-39-SM—Vol. II.

COURT DECISION

On March 1, 1949, the Board denied application under Sections 7c and 7f, to permit premises, located in a residence and business use district, to be also used as a gasoline station, lubritorium, store for sale of tires and accessories and the parking and storage of more than five motor vehicles (transient parking for more than five motor vehicles having been granted by the Board); Cal. No. 11-37-BZ; premises 6011 Broadway, west side, 75 ft. north of Spuyten Duyvil Parkway, Borough of The Bronx.

At Special Term, Supreme Court, Mr. Justice McGeehan sustained the Board, stating, in part: ". . . . The court will not substitute its judgment for that of the duly constituted administrative authorities. . . . ." (N.Y.L.J. December 8, 1949, page 1565).

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

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567-50-A—H.B.Q.—1223 Cornaga avenue, south side, 180 ft. west of Beach 9th street (1st floor); (Block 78, Lot 55), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Beach 12th street), Alt. 1725-50.

568-50-SA—Norman Southerner Horizontally Designed Forced Air, gas-fired Central Furnace, Models FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A, FUB-100A, UH-40, UH-60, UHB-60, UHB-80 and UHB-100, manufactured by Norman Products Co., Appliance.

569-50-A—H.B.Q.—1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens, Alt. 1162-50.

570-50-A—H.B.M.—694 3rd avenue, west side, 63 ft. 10⅛ in. south of East 44th street (5th floor); (Block 1298, Lot 37), Borough of Manhattan, Amendment to Alt. 386-50.

571-50-BZ—H.B.B.—205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn, N.B. 1149-50.

572-50-A—H.B.B.—1475 Flatbush avenue, east side, 156 ft. 9¾ in. north of East 29th street (Block 5251, Lot 5), Borough of Brooklyn, E.S. 280-50.

573-50-A—H.B.M.—403 East 105th street, north side, 91 ft. east of 1st avenue (Block 1699, Lot 1½), Borough of Manhattan, Amendment to Alt. 144-49.

574-50-SA—Lucas Elevator Safety Clamp, manufactured by Safety Devices, Inc., Appliance.

575-50-A—F.D.—68-20, 68-30 and 68-44 Burns street, south side, 140 ft., 220 ft., and 380 ft. east of 69th avenue (cellar); (Block 3205, Lots 8, 12 and 20), Forest Hills, Borough of Queens, 24584-LC, 24585-LC, 24586-LC and Decision.

576-50-A—F.D.—11-05 44th drive, 11-04 44th road and east side of 11th street, from 44th drive to 44th road (1st floor); (Block 447, Lots 21, 31 and 32), Long Island City, Borough of Queens, 27672-LF and Decision.

577-50-A—H.B.M.—171-173 Greene street, west side, 140 ft. south of Bleecker street (Block 524, Lot 54), Borough of Manhattan, Alt. 1072-50.

578-50-A—H.B.B.—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn, Alt. 2645-47.

579-50-SM—Fox-Made Wood Fire Door Assembly (¾ Hour), manufactured by Fox Brothers Manufacturing Co., Material.

580-50-SM—A.B.C. Pipe Works, Inc., Concrete Filled Columns, manufactured by A.B.C. Pipe Works, Inc., Material.

581-50-SM—F. M. Gabler, Inc., Underwriters' Class A, 3 Ply 3 Hour Test, Tin Clad Fire Door, manufactured by F. M. Gabler, Inc., Material.

582-50-SM—Gerber Anti-Syphon Ballcock, No. 560, manufactured by Globe Valve Corp., Division of Gerber Enterprises, Material.

583-50-SA—Cleaver-Brooks Rotary Oil Burner, Models LR-100, 200, 300, 400, 500, 600 and 700, manufactured by Cleaver-Brooks Co., Appliance.

584-50-SM—Dynamatic Silent-Close Door Control, manufactured by New England Manufacturing and Supply Corp., Material.

585-50-SM—Brady Clip—Accessory for Gypsum Lath Partitions or Walls, Accessory Clips, Nos. 1A, 1, 2, 3, 4, each in all sizes in widths ¾ in. to 6 in., metal studs, manufactured by Brady Clip System, Material.

586-50-SA—ADT-Aero System, Waterflow Devices, Sprinkler Supervisory Devices, Fire Alarm Devices and Miscellaneous Equipment, manufactured by ADT Co., Inc., Material.

587-50-BZ—H.B.Q.—69-12 to 69-18 Rockaway Beach boulevard, north side, 109.45 ft. west of Beach 69th street (Block 534, Lot 61), Arverne, Borough of Queens, Alt. 3191-49.

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589-50-SA—The Lummus Co., U Tube Type Fuel Oil Heater, manufactured by The Lummus Co., Appliance.

590-50-SA—The Lummus Co., Straight Tube Type Fuel Oil Heater, manufactured by The Lummus Co., Appliance.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

269-50-BZ—Application, April 25, 1950, under section 7e of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

272-19-A—Vol. III—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn; (reopened March 21, 1950).

520-50-A—Foot of 50th street and 1st avenue, 280.03 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

638-41-SM—United States Gypsum Pyrobar Gypsum Partition Tile; (reopened March 1, 1949 re amendment of resolution to include lighter weight USG Pyrobar Gypsum Partition Tile).

344-50-SA—Smithway Vertical Turbine Pump—4 inch through 16 inch (open and closed impellers).

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345-50-SA—Smithway Type "VC" Pump—4 inch through 16 inch—open and closed Impellers.

477-46-SA—Vol. III—Westinghouse Laundromat; (reopened June 20, 1950 re amendment to resolution to include Model L-5).

223-50-SM—Wall-Tex (Fabric Wall Covering).

461-50-SM—Dexolium-Woven Cotton Vinyl Coated Lightweight (Fire Retardent).

462-50-SM—Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent).

431-43-SM—Vol. II—Radiator Specialty Company Pre-Formed Closet-Bowl Setting Seal Rings; (Reopened December 21, 1948 re Radiator Specialty Company Pre-Formed Setting Seal Rings (previously withdrawn).

683-38-SA—Vol. III—Janitrol Gas Fired Unit Heaters; (reopened October 11, 1949 re amendment of resolution to include approval of Janitrol Gas Fired Unit Heater—Series UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94).

61-50-SA—Aldrich Heat-Pak Oil Burner—Models AX CX, SAX, 1, 2, 3, BX and JU.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

180-45-A—Vol. II—1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn (reopened June 20, 1950).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

401-50-A—172-19 111th avenue and 110-56 173rd street, northwest corner (Block 10271, Lot 11), St. Albans, Borough of Queens.

445-50-A—140-06, 140-10, 140-14, 140-18 and 140-22 15th avenue, south side from 140th to 141st streets (Block 4126, Lots 18, 20, 22, 24 and 26), Whitestone, Borough of Queens.

494-50-A—290 Columbia street, west side, 25 ft. south of Summit street (Block 357, Lot 34), Borough of Brooklyn.

508-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of a building on a lot, a portion of which lies within a mapped street widening (Beach 48th street), and the use of such portion of the lot within the proposed widening in computing area of coverage and required yards; premises 175 Beach 48th street, west side, 188 ft. south of Edgemere avenue (Block 337, Lot 38), Arverne, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

802-40-BZ—Reopened September 13, 1949 as Vol. II—Application, July 19, 1940, under sections 7c and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lot 9 and 10), Jamaica, Borough of Queens.

169-50-A—168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

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73-50-BZ—Application, January 18, 1950, under sections 7e and 21 of the zoning resolution of Arthur Eisenmann, applicant, on behalf of Pan-Hellenic House Association, Incorporated, owner (Beekman Tower Hotel, Incorporated, lessee), to permit in the residence use portion of a plot, located in a residence and retail use district, the continuation of occupancy for business purposes of former hotel office; premises 1 to 7 Mitchell place, 878-880 First avenue, northeast corner (Block 1361, Lot 1), Borough of Manhattan.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required set-backs from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

371-45-A—Vol. II—502-506 Fulton street, south side, 40 ft. east of Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn (reopened June 13, 1950).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

749-49-A—1117-1119 First avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan.

820-49-A—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan (reopened January 10, 1950).

454-50-A—4708 Fifth avenue, west side, 50.02 ft. south of 47th street (Block 765, Lot 38), Borough of Brooklyn.

487-49-A—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 26, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 26, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Kraushaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

CALENDAR

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

427-50-BZ—Application, June 9, 1950, under sections 7e and 21 of the zoning resolution of Sterling Realty Corp., applicant and owner, to permit in a residence use, B area district, the erection and maintenance of a commercial building (store); premises 380 Central Park West and 1 West 98th street, northwest corner (Block 1834, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of meeting of July 26, 1950).

362-50-A

APPLICANT—Burke, Morrison and Green, for Independent Builders, Garden Apartments, Inc., owner.

SUBJECT—Appeal reopened July 25, 1950—re Appeal from a decision of the borough superintendent and an application field pursuant to section 36 General City Law, re proposed buildings not facing on a legal street (previously withdrawn).

PREMISES AFFECTED—116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-27 to 116-45 169th street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 13252, Lot 498); and 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke, Samuel Paul and Bessie Gunther.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed in view of the action denying Cal. 361-50-BZ.

THE VOTE TO DISMISS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (362-50-A)

WHEREAS, Burke, Morrison and Green for Independent Builders, Garden Apartments Corp., owner, filed May 23, 1950 an application pursuant to Section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets, affecting premises 116-26 to 116-48 169th street, west side, 100 ft. north of Foch boulevard (Block 12350, Lot 25); 116-22 to 116-45 169 street, east side, 100 ft. north of Foch boulevard (Block 12351, Lot 11); 116-35 to 116-49 170th street, east side, 100 ft. north of Foch boulevard (Block 12352, Lot 498); 116-30 to 116-48 170th street, west side, 100 ft. north of Foch boulevard (Block 12351, Lot 11), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated May 22, 1950 acting on N.B. Applications 3037 to 3040-50 inclusive reads:

"4. Proposed Buildings do not all face on a legal street as per section 36 of the General City Laws.

5. The erection of attached frame buildings is contrary to section 4.1.3 of Building Code."

and

WHEREAS, the applicant states that the proposed development will consist of a series of two story frame brick veneered class 4 constructed two family dwellings with accessory garages and open air parking spaces as more fully described in application for a zoning variance filed under Cal. 361-50-BZ; and

WHEREAS, the applicant contends as to the objection of borough superintendent under section 36 of the General City Law that the Board is requested to grant permission for the erection of the buildings as proposed, all of which will have access to a legal street; and

WHEREAS, the applicant contends as to the objection of the borough superintendent as to construction, that the two family units will be separated from each other by masonry walls 12 in. thick in the cellar and 8 in. thick to the underside of the roof; that each subdivision will have a separate entrance for each family and each upstairs apartment will have its individual stairs serving each individual family; that all the partitions and ceilings throughout will be covered with 3/8 in. rock lath and 1/2 in. sanded gypsum plaster; that the exterior walls will be of masonry veneer not less than 4 in.

thick and where the 8 in. dividing walls occur, the masonry veneer at such dividing walls will be fire stopped; and

WHEREAS, the Board deemed that in view of the applicant's refusal to withdraw this appeal due to the action taken in denying the application under Calender 361-50-BZ that this appeal should be dismissed as having no application unless favorable action was taken as to the zoning application.

Resolved, that this appeal be and it hereby is *dismissed.*

Adjourned: 11:45 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 6, 1950, as they appeared in Bulletin No. 24, Vol. 35, are hereby corrected to read as follows:

800-39-SM—Vol. II

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application reopened March 1, 1949—re USG Plaster—Sabinite Float Finish (Sabinite F) and Sabinite Trowel Finish (Saminite M), previously approved.

APPEARANCES—
For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION (800-39-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

May 9, 1950

Re: Cal. No. 800-39-SM—Vol. II

Subject: Amendment of Resolution to include change of name of United States Gypsum Company's Sabinite "M" Acoustical Plaster to Sabinite Trowel Finish Acoustical Plaster; Sabinite "F" Acoustical Plaster to Sabinite Float Finish Acoustical Plaster; USG Set Fast Cement to Red Top Partition Tile Cement and approval of Structocal Basecoat Plaster, Structocal Gauging Plaster, Structocal Trowel Finish Plaster and approval of Sabinite Trowel Finish Acoustical Plaster over Emulsified Asphalt.

The United States Gypsum Company by letter dated January 13, 1949 requested that the Board reopen and amend the resolution adopted by the Board on November 17, 1942 and further amended March 23, 1943 and May 23, 1944 and November 9, 1948 to include approval of change of name of United States Gypsum Company Sabinite "M" and Sabinite "F" Acoustical Plaster previously approved to Sabinite Trowel Finish Acoustical Plaster and Sabinite Float Finish Acoustical plaster respectively, and to approve change of name of USG Set Fast Cement (previously approved) to Red Top Partition Tile Cement and to approve United States Gypsum Company Structocal Basecoat Plaster, Structocal Gauging Plaster and Structocal Trowel Finish Plaster under Section C26-178, C26-191 and C26-463.0. C26-464. C26-465 and C26-314.0 for masonry mortar, and to approve application of USG Sabinite Trowel Finish Acoustical Plaster when applied over Asphalt Emulsion.

The application was reopened by vote of the Board on March 1, 1949.

Purpose

Sabinite Trowel Finish Acoustical Plaster and Sabinite Float Finish Acoustical Plasters are applied as a finish coat to interiors to absorb sound.

Red Top Partition Tile Cement is used with sand as a mortar to bond and set gypsum Partition Tiles.

Structocal Basecoat Plaster, Structocal Gauging Plaster and Structocal Trowel Finish are high strengths gypsum plasters commercially available only for Veteran Administration Hospitals.

Description

Sabinite "M" Acoustical Plaster, previously approved (the M standing for Masons Trowel Finish) is now known as, and all bags are labelled Sabinite Trowel Finish acoustical plaster. The formulation remains unchanged except aggregate Perlite has been substituted for the pumice previously used. This reduces the dry weight of the acoustical plaster from 18 lbs. per square yard per one-half inch thickness to less than 9 lbs.

Sabinite "F" Acoustical Plaster previously approved, (the F standing for float finish) is now known as and all bags are labelled Sabinite Float Finish Acoustical Plaster. There is no change in formulation.

USG Set Fast Cement (previously approved) is now known as and all bags are labelled USG Red Top Partition Tile Cement. There is no change in formulation.

The applicant also submitted for approval a new high strength gypsum plaster, the production of which is very limited and which is commercially available only for use in Veterans Administration Hospitals where extreme strength is required in a wall finish. For Base coat plaster, to be mixed with sand, it is called USG Structocal Basecoat Plaster; for gauging lime putty to give a high strength finish similar to or stronger than Keene Cement, it is furnished as Structocal Gauging Plaster and for use without other additives than water as a complete trowel finish, it is furnished as Structocal Trowel Finish Plaster. These high strength gypsum plasters are obtained by pressure calcination of selected raw gypsum, without agitation during calcining period, thereby resulting in denser smaller crystals. The chemical analysis is the same as for gypsum plasters calcined under atmospheric pressure and agitated during calcination by the escaping waters of crystallization or by mechanical means. The strength and working characteristics, however, are materially improved and less free water is required to obtain a plastic mix of workable consistency. Structocal Basecoat Plaster complies with Federal Specification SS-P402 Type N and ASTM Spec. C28-40 gypsum neat plaster and in addition, has a tensile strength of 440 lbs. per square inch when dry.

Structocal Gauging Plaster complies with Federal Specification SS-P-402 Type G and ASTM Spec. C28-40, calcined gypsum for finishing coat and, in addition, has a tensile strength of approximately 500 lbs. per square inch when dry.

Structocal Trowel Finish Gypsum Plaster is not specifically covered by any Federal or ASTM specification. The gypsum in it complies with Federal Specification SS-P-402 and ASTM specification C28-40 and has a tensile strength of approximately 500 lbs. when dry.

Sabinite Trowel Finish Acoustical Plaster applied ½" thick weighs less than 1 lb. per square foot. Flintkote colloidal clay asphalt emulsion preparations C13HPC and N13HPC are emulsions in water of commercially pure asphalt. When applied by trowel not over ⅛" thick to a clean sound surface such as stone or cinder concrete, existing plaster or wood or metal, the water evaporates leaving a tacky coating of great adhesive power in excess of 600 lbs. per square foot bond. The Sabinite Trowel Finish Acoustical Plaster is troweled into this tacky emulsified asphalt base.

Inspection and Test

Inspection of the formulation, bagging and nomenclature of the bags of Sabinite Trowel Finish Acoustical Plaster, Sabinite Float Finish Acoustical Plaster and USG Red Top Partition Tile Cement was made by John A. Darts, Engineering Division, Committee on Test and W. Bainbridge of the United States Gypsum Company at the applicant's New Brighton Staten Island, New York plant.

MINUTES

Tests were conducted at the New York Testing Laboratories, 80 Washington Street, New York City during the month of November 1949 to determine the strength of the various plasters, the bond of the plasters to the plaster base, the strength of the asphalt emulsion bond to concrete and the bond of the Sabinite Trowel Finish Acoustical Plaster to the emulsified asphalt. Present at the preparation of the test samples and at the physical tests were Comm. E. W. Kleinert and John A. Darts, Engineering Division, Committee on Test, the representation of the New York Testing Laboratories and William Bainbridge, Architects Service, Walter Tyson, Quality Supervisor and Harold Williams, Sales Manager, Gypsum Plaster, all of the United States Gypsum Company. The official report of the laboratory is on file with and is part of the record.

The summary of the tests and test results is as follows:

A. Structocal Base Coat Plaster—Neat

1. A neat mix was moulded in six standard cement briguette moulds and aged 18 days at 80 to 100 degrees Fahrenheit at 50% relative humidity.

The average tensile strength at break of six specimens was 441 pounds per square inch.

2. A similar neat mix was moulded at the same time into six standard 2″ by 2″ cubes and similarly aged.

The average compressive strength at break of six specimens was 4310 lbs. per square inch.

B. Structocal Base Coat Plaster—Sanded

1. Six standard briguettes were made of 1 part Structocal Base Coat Plaster to 2 parts Ottawa Testing Sand by weight, and aged as in test A above.

The average tensile strength at break was 417 lbs. per square inch.

2. Six 2″ cubes were made of the same 1 to 2 mix at the same time and similarly aged.

The average compressive strength of the six cubes at break was 3212 lbs. per square inch.

C. Bonded Strength—Structocal Base Coat Plaster to Rocklath Gypsum Board Plaster Base.

A 12″ square piece of Rocklath, ⅜″ thick, was nailed to a wood base. ¼″ thickness of 1 to 2 mix of Structocal Basecoat Plaster was troweled onto the Rocklath, then a perforated steel pull out plate was applied and covered with ¾″ more of the 1 to 2 mix. The sample was aged 18 days as in test A above. The average bond strength of the 1 to 2 Structocal Base Coat Plaster to the USG Rocklath Plaster Base was 1072 lbs. per square foot, as determined by three samples. In all cases the failure was by separation of the paper of the Rocklath within itself.

D. Bond Strength—Structocal Base Coat Plaster to Metal Lath.

A 10″ by 10″ piece of 2.5# flat rib metal lath was spot welded to five ⅛″ diameter steel rods which were then nailed to a wood base. ¼″ thickness of 1 to 2 mix of Structocal Base Coat Plaster was troweled into the metal lath, a perforated steel pull out plate was applied and covered with ¾″ more of the 1 to 2 mix. The sample was aged 18 days as in Test A above.

The average bond strength of three samples of the 1 to 2 Structocal Base Coat Plaster to the Metal lath plaster base was 1912 pounds per square foot. In two cases the failure was by shear at the base of the pull out plate and in the third instance the metal lath tore at the welds.

E. Bond—Asphalt Emulsion to Concrete Surface.

A 1/32″ layer of N13HPC Flintkote (Colloidal Clay) Emulsified Asphalt was troweled onto the surface of a concrete block and a 6″ by 6″ by ¼″ smooth steel plate immediately pressed into the emulsified asphalt. The sample was air dried at room temperature for 18 days. The strength of the bond of the emulsified asphalt to the concrete surface averaged 624 pounds for the three samples. Failure was by the asphalt film separating from the concrete slab.

F. Bond—Sabinite Trowel Finish Acoustical Plaster to Emulsified Asphalt Base.

A 1/32″ layer of N13HPC Flintkote (Colloidal Clay) Emulsified Asphalt was troweled on a concrete slab immediately followed by a ⅜″ coat of Sabinite Trowel Finish Acoustical Plaster, which air dried for 24 hours. The ⅛″ finish coat of Sabinite Trowel Finish Acoustical Plaster was then applied. A 6″ by 6″ smooth steel plate was then applied to the surface of the acoustical plaster, when dry, by a household cement of the synthetic lacquer type. The sample was air dried for seven days at room temperature.

The plates were separated from the face of the Sabinite Trowel Finish Acoustical Plaster at an average tensile strength of 600 pounds per square foot. The failure was mostly of the household cement, with some separation of the two layers of acoustical plaster. It was evident that the bond of the Sabinite Trowel Finish Acoustical Plaster to the trowel coat of Flintkote Emulsified Asphalt exceeded this 600 pounds per square foot.

G. Bond—Sabinite Trowel Finish Acoustical Plaster to USG Red Top Cement Plaster Basecoat, Sanded one to two.

To slabs of sanded *Structocal* Base Coat Plaster was applied a ⅛″ layer of USG Red Top Cement Plaster sanded 1 to 2 by weight (1 to 1.24 by volume). To this was troweled a ⅜″ thick coat of Sabinite Trowel Finish Acoustical Plaster which was air dried at room temperature for 24 hours, and then followed by the ⅛″ thick finish coat of the same Sabinite Trowel Finish Acoustical Plaster. To this, when dry, was cemented with household cement a 6″ by 6″ smooth steel plate and the sample then air dried at room temperature for 7 days.

The plates were separated from the face of the Sabinite Trowel Finish Acoustical Plaster at an average tensile strength of 301 pounds per square foot for the three samples. The failure was almost entirely of the household cement so that it is evident the tensile strength of the Sabinite Trowel Finish Acoustical Plaster exceeds this figure and so does the bond of the acoustical plaster to USG Red Top Gypsum plaster sanded 1 to 2 by weight or 1 to 1.24 by volume.

H. Fire Rating—Sabinite Trowel Finish Acoustical Plaster over Flintkote N13HPC Emulsified Asphalt.

A test was conducted in accordance with the requirements of Federal Specification SS-A-118 to determine the incombustible rating and report of the test is in the file. After 40 minutes subjection to flame, the material did not glow, support combustion or fail mechanically.

Recommendation

On the basis of the inspections and tests and the data furnished by the applicant, the Committee on Test recommends that the resolution adopted by the Board on November 17, 1942 and amended March 23, 1943, May 23, 1944 and November 8, 1948 be further amended as to change of name of United States Gypsum Company's Sabinite M Acoustical Plaster (previously approved) to Sabinite Trowel Finish Acoustical Plaster, Sabinite F Acoustical Plaster (previously approved) to Sabinite Trowel Finish Acoustical Plaster, USG Set Fast Cement (previously approved) to Red Top Partition Tile Cement and approval of United States Gypsum Company's *Structocal* Base Coat Plaster, *Structocal* Gauging Plaster and *Structocal* Trowel Finish Plaster for use in all classes of building construction, providing the materials are manufactured and applied as herein described, on condition that the requirements of the resolution adopted by the Board November 17, 1942, and amended at various times, last amendment dated November 9, 1948, under Cal. No. 800-39-SM, be complied with."

(Sgd.) Edwin W. Kleinert,
Commissioner,
Leslie V. Huber,
Chief Engineer,
John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution in accordance with the above report.

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* Correction—The word "Structural" changed to *"Structocal"* as printed in italics in the Report of the Committee on Test.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

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Fire Drill Rules.

PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On August 1, 1950, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Hayson Corp. and Louis M. Kern & Co., Inc., owners, seeking a review of the Board's denial of their application on February 21, 1950, under section 7, subdivisions e and e of the Zoning Resolution, to permit in a residence and business use district the change of ocuepancy from public garage for more than five (5) motor vehicles (previously granted by the Board) to manufacture of radio equipment and public garage for more than five (5) motor vehicles, to be reconverted to garage at expiration of present lease; Cal. No. 303-26-BZ, Vol. II; premises 405-423—44th Street, north side, 38 ft. east of 4th Avenue, Borough of Brooklyn.

On August 10, 1950, copy of Petition and Order of Certiorari was served on the Board by Charles S. Belden, attorney for owner—Justine Hersher, seeing a review of the Board's denial of application under Section 7, subdivision e, of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a business building (restuarant); Cal. No. 832-48-BZ; premises 165-36 Union Turnpike, south side, 20 ft. west of 166th Street, Flushing, Borough of Queens.

On August 10, 1950, copy of Petition and Order of Certiorari was served on the Board by William C. Mattison, attorney for objecting property owners—American Seminary of the Bible, Inc., et al, seeking a review of the Board's action on July 5, 1950, granting, under Section 7, subdivision f, of the Zoning Resolution, a variance permitting a gasoline service station for a temporary period of fifteen years; Cal. No. 203-47-BZ, Vol. II; premises 1072-1090 East 35th Street and 1715-1727 Flatbush Avenue, Borough of Brooklyn.

On August 17, 1950, copy of Petition and Order of Certiorari was served on the Board by Godfrey Von Hofe, attorney for Clara Hangarter, et al, objecting property owners, seeking a review of the Board's action on July 25, 1950, granting a variance, under Section 21 of the Zoning Resolution, permitting the erection and maintenance of a one-car garage, in a residence use, G area district, without the required rear and side yards, resulting in excess coverage for structures on plot; Cal. No. 50-50-BZ; premises 108-47 Jewel Avenue, north side, 100 ft. west of 110th Street, Forest Hills, Borough of Queens.

On August 17, 1950, copy of Petition and Order of Certiorari was served on the Board by Godfrey Von Hofe, attorney for Clara Hangarter, et al, objecting property owners, seeking a review of the Board's action on July 25, 1950, granting a variance, under Section 21 of the Zoning Resolution, permitting the erection and maintenance of an accessory garage (two motor cars), without the required rear and side yards, resulting in excess coverage for structures on plot; Cal. No. 51-50-BZ; premises 110-14 Jewel Street, south side, 100 ft. east of 110th Street, Forest Hills, Borough of Queens.

On August 28, 1950, copy of Petition and Order of Certiorari was served on the Board by Angelo John Cincotta, attorney for A. F. & G. Realty Corporation, objecting property owner, seeking a review of the Board's action on July 25, 1950, in granting a variance under Section 7, subdivisions e and i of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a business building for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication, greasing and washing; Cal. No. 380-50-BZ; premises Southeast Corner of Bruckner Boulevard and Colgate Avenue, Borough of The Bronx.

On August 28, 1950, copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Harriet Hecht, owner, seeking a review of the Board's denial of their application for a variance, under Sections 7f and 7h of the Zoning Resolution, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station and to permit the parking and stroage of more than five motor vehicles upon portion of lot; Cal. No. 727-49-BZ, Vol. II; premises 1901 Amsterdam Avenue, northeast corner of West 154th Street, Borough of Manhattan.

On August 31, 1950, copy of Petition and Order of Certiorari was served on the Board by Irving H. Stolz, attorney for Bandes and Nemenson, owners, seeking a review of the Board's action on July 18, 1950, denying request to reopen application for consideration of an amendment, permitting installation of a proposed baking equipment (inspected by a Committee of the Board) and also to permit the sale of meat and fish in a proposed super market; Cal. No. 382-48-BZ, Vol. II; premises 2262-2268 Grand Concourse, east side, 93 ft. south of East 183rd Street, and 2267 Ryer Avenue, Borough of The Bronx.

On August 31, 1950, copy of Petition and Order of Certiorari was served on the Board by James A. Dwyer, attorney for objectors—Max Wermter and Peggy Roof, individual property owners, and Ralph Longo Bando, President of the Laurel Hill Civic Association, seeking a review of the Board's action on July 25, 1950, under Cal. No. 247-50-BZ, granting a variance, under sections 7f, 7h, 7i and 7A, permitting in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and parking of more than 5 motor vehicles on unbuilt upon portion of lot, with curb cuts more than the permitted distance from the interscetion; also, under Cal. No. 394-50-A, granting an appeal to modify decision of Borough Superintendent, under Section 35 of the General City Law, to permit as proposed portion of the premises proposed to be acquired by the City for street widening, in accordance with conditions imposed under the Building Zone Application; premises 47-01 to 47-21 Borden Avenue (Midtown Highway), north side, from 47th to 48th Street, Maspeth, Borough of Queens.

CALENDAR

DOCKET

New Cases Filed up to August 29, 1950

Cal. No. Dept. Premises Affected.

591-50-BZ—H.B.Q.—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses), N.B. 3737 to N.B. 3771-50.

592-50-A—H.B.Q.—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses); (under section 36, General City Law re buildings not fronting on legal street), N.B. 3737 to N.B. 3771-50.

593-50-BZ—H.B.Bx.—South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx, Alt. 596-50.

594-50-BZ—H.B.Bx.—North side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx, Alt. 597-50.

595-50-SM—Fred David's Beam Clamp (anchors from haunches of I Beams in fireproof structures), manufactured by Fred David, Material.

596-50-A—H.B.M.—244-250 West 49th street, south side, 80 ft. east of 8th avenue (Block 1020, Lot 59), Borough of Manhattan, Alt. 1723-49.

597-50-SM—Varec Vent Valves, Fig. No. 2000 Series (pressure and vacuum relief for Oil and Chemical storage tanks, etc.), manufactured by The Vapor Recovery Systems Co., Material.

598-50-SM—Varec Flame Arrestors, vertical type, Fig. No. 50 Series (for pressure gas pipe lines), manufactured by The Vapor Recovery Systems Co., Material.

599-50-SM—Varec Flame Arrestors horizontal type, Fig. No. 53 (for gas piping systems), manufactured by The Vapor Recovery Systems Co., Material.

600-50-SM—Varec Pressure Relief and Flame Trap Assembly, Fig. No. 440, manufactured by The Vapor Recovery Systems Co., Material.

601-50-SM—Varec Flame Trap Assembly, Fig. No. 450 (gas Shut-off Valve), manufactured by The Vapor Recovery Systems Co., Material.

602-50-SM—Varec Waste Gas Burner, Fig. Nos. 235, 236, 237 and 238, manufactured by The Vapor Recovery Systems Co., Material.

603-50-SM—Varec Automatic Tank Gauge, Fig. No. 253 Series, manufactured by The Vapor Recovery Systems Co., Material.

604-50-SM—Varec Internal Safety Valve, Fig. Nos. 506 and 507, manufactured by The Vapor Recovery Systems Co., Material.

605-50-BZ—H.B.Q.—110-31 to 110-41 Horace Harding boulevard and 59-36 to 59-42 Van Doren street, northwest corner (Block 1970, Lots 39, 40 and 41), Corona, Borough of Queens, N.B. 5082-50.

606-50-BZ—H.B.Bx.—5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx, N.B. 905-50.

607-50-A—H.B.M.—25-27 West 26th street, north side, 375 ft. east of Avenue of The Americas (6th); (Block 828, Lots 17 and 18), Borough of Manhattan, Alt. 1202-50.

608-50-BZ—H.B.B.—3002-3016 Ocean avenue and 1918-1930 Jerome avenue, southwest corner (Block 7464, Lots 16 and 78), Borough of Brooklyn, N.B. 1242-50.

609-50-BZ—H.B.Q.—41-24 219th street, west side, 375 ft. north of 43rd avenue (Block 6315, Lot 140), Bayside, Borough of Queens, Alt. 1308-50.

610-50-A—H.B.Q.—46-68 Hollis Court boulevard, south side, 62 ft. east of 190th street (Block 5603, Lot 13), Flushing, Borough of Queens, Alt. 1651-50.

611-50-A—H.B.B.—90 8th avenue, northwest corner of President street (Block 1065, Lot 37), Borough of Brooklyn, Alt. 897-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

		Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May	6, 1947—Vol. 32, No. 18
Fire Drill Rules	Sept.	5, 1950—Vol. 35, No. 36

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Fire Resistive, Flameproof Materials, etc., Rules for Testing of	May	23, 1950—Vol. 35, No. 21
Fire Retarding Rules for Garages, etc.	July	18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan.	17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	June	13, 1950—Vol. 35, No. 24
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	May	30, 1950—Vol. 35, No. 22
Procedure Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	May	2, 1950—Vol. 35, No. 18
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19	Jan.	24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

269-50-BZ—Application, April 25, 1950, under section 7e of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

272-19-A—Vol. III—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn; (reopened March 21, 1950).

520-50-A—Foot of 50th street and 1st avenue, 280.03 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

638-41-SM—United States Gypsum Pyrobar Gypsum Partition Tile; (reopened March 1, 1949 re amendment of resolution to include lighter weight USG Pyrobar Gypsum Partition Tile).

344-50-SA—Smithway Vertical Turbine Pump—4 inch through 16 inch (open and closed impellers).

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345-50-SA—Smithway Type "VC" Pump—4 inch through 16 inch—open and closed Impellers.

477-46-SA—Vol. III—Westinghouse Laundromat; (reopened June 20, 1950 re amendment to resolution to include Model L-5).

223-50-SM—Wall-Tex (Fabric Wall Covering).

461-50-SM—Dexolium-Woven Cotton Vinyl Coated Lightweight (Fire Retardent).

462-50-SM—Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent).

431-43-SM—Vol. II—Radiator Specialty Company Pre-Formed Closet-Bowl Setting Seal Rings; (Reopened December 21, 1948 re Radiator Specialty Company Pre-Formed Setting Seal Rings (previously withdrawn).

683-38-SA—Vol. III—Janitrol Gas Fired Unit Heaters; (reopened October 11, 1949 re amendment of resolution to include approval of Janitrol Gas Fired Unit Heater—Series UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94).

61-50-SA—Aldrich Heat-Pak Oil Burner—Models AX CX, SAX, 1, 2, 3, BX and JU.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

180-45-A—Vol. II—1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn (reopened June 20, 1950).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

401-50-A—172-19 111th avenue and 110-56 173rd street, northwest corner (Block 10271, Lot 11), St. Albans, Borough of Queens.

445-50-A—140-06, 140-10, 140-14, 140-18 and 140-22 15th avenue, south side from 140th to 141st streets (Block 4126, Lots 18, 20, 22, 24 and 26), Whitestone, Borough of Queens.

494-50-A—290 Columbia street, west side, 25 ft. south of Summit street (Block 357, Lot 34), Borough of Brooklyn.

508-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of a building on a lot, a portion of which lies within a mapped street widening (Beach 48th street), and the use of such portion of the lot within the proposed widening in computing area of coverage and required yards; premises 175 Beach 48th street, west side, 188 ft. south of Edgemere avenue (Block 337, Lot 38), Arverne, Borough of Queens.

511-50-A—34-02 to 34-20 Queens boulevard, south side, 45-02 to 45-58 35th street, west side, 34-01 to 34-19 47th avenue, north side and 45-01 to 45-57 34th street—entire block (cellar and 1st story); (Block 246, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

802-40-BZ—Reopened September 13, 1949 as Vol. II—Application, July 19, 1940, under sections 7c and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lot 9 and 10), Jamaica, Borough of Queens.

169-50-A—168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

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66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

73-50-BZ—Application, January 18, 1950, under sections 7e and 21 of the zoning resolution of Arthur Eisenmann, applicant, on behalf of Pan-Hellenic House Association, Incorporated, owner (Beekman Tower Hotel, Incorporated, lessee), to permit in the residence use portion of a plot, located in a residence and retail use district, the continuation of occupancy for business purposes of former hotel office; premises 1 to 7 Mitchell place, 878-880 First avenue, northeast corner (Block 1361, Lot 1), Borough of Manhattan.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required set-backs from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

371-45-A—Vol. II—502-506 Fulton street, south side, 40 ft. east of Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn (reopened June 13, 1950).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

749-49-A—1117-1119 First avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan.

820-49-A—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan (reopened January 10, 1950).

454-50-A—4708 Fifth avenue, west side, 50.02 ft. south of 47th street (Block 765, Lot 38), Borough of Brooklyn.

487-49-A—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 26, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 26, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

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488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Kraushaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

427-50-BZ—Application, June 9, 1950, under sections 7e and 21 of the zoning resolution of Sterling Realty Corp., applicant and owner, to permit in a residence use, B area district, the erection and maintenance of a commercial building (store); premises 380 Central Park West and 1 West 98th street, northwest corner (Block 1834, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 11, 1950, as they appeared in Bulletin No. 29, Vol. 35, are hereby corrected to read as follows:

657-28-BZ

APPLICANT—Richards, Smyth and McGrath, for Golditza Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c and 21 of the zoning resolution, permitting the extension from a business use district, into a residence use district, of a proposed business building.

PREMISES AFFECTED—1106-1118 Eastern parkway, south side, 45 ft. west of Utica avenue and 290 Utica avenue, west side, 120 ft. 7 in. south of Eastern parkway (Block 1396, Lots 34, 37 and 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Irving Steinberg and Francis McGrath.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (657-28-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, extending into a residence use district, the erection and maintenance of a business building, affecting premises 1106-1118 Eastern parkway, south side, 45 ft. west of Utica avenue (Block 1396, Lots 34 and 37), Borough of Brooklyn, was granted on December 11, 1928, on certain conditions; and

WHEREAS, the resolution was amended on May 18, 1937 and on February 20, 1940; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1928, as amended on February 20, 1940, by adding thereto:

". . . that the 2nd floor, including the portion in the residence district may be occupied as proposed on revised plan marked 'Received June 24, 1950' for office and business purpose, on condition that the exits for such uses shall comply with the requirements of all laws, rules and regulations applicable thereto and when used in conjunction with the occupancy of the 1st floor *or* separately; that in all other respects the resolution adopted February 20, 1940, shall be complied with; that this variance shall continue only so long as the portion of the 2nd floor within the residence district is occupied for the uses as proposed and as shown on such revised plan marked 'Received June 24, 1950' (Alt. 4510-49)."

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* Correction—The word *"or"* inserted in line 22 of the resolution, as indicated in italics.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises .....

Name of concern.....

Building No.....**Story**.....

FOREMAN OR PERSON IN CHARGE

Regular	Substitute
.....	.....

WATCHMAN

.....	.....
.....	.....

MALE SEARCHER

.....	.....

FEMALE SEARCHER

.....	.....

STREET ALARM BOX RUNNER

.....	.....

FIRE BRIGADE

.....	.....
.....	.....
.....	.....

EXIT GUARDS

.....	Exit.....	.....
.....	"	.....
.....	"	.....
.....	"	.....
.....	"	.....
.....	"	.....

SQUAD MONITORS

.....Squad No. 1.....		
.....	"	" 2.....
.....	"	" 3.....
.....	"	" 4.....
.....	"	" 5.....
.....	"	" 6.....

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the oceupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways and other means of eseape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the oceupants of the building have passed their station. Then elose their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their eharge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or plaeed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then mareh up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice each year in whieh all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in whieh all of the oecupants do not participate shall not be considered as complying with the LAW, exeept as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for sueh duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs requiring winding are rewound after eaeh alarm and kept in normal eondition for operation.

Whenever it is neeessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all oecupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, eorporation or eo-partnership, that will, under professional service, carry on the trade, business or ealling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a eertificate to that effect.

NOTICE

ELECTRICAL CODE ON SALE

Copies of the Electrical Code of the City of New York, Poeket Edition—344 pages, are now on sale at the Distribution Division of the City Reeord Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 eents; by mail 85 cents

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

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TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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Opening Protective Assemblies, Rules for Inspection of.

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PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET.

New Cases Filed up to September 5, 1950

Cal. No. *Dept.* *Premises Affected.*

612-50-BZ—H.B.Q.—24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner (Block 687, Lot 16), Astoria, Borough of Queens, N.B. 4444-50.

613-50-A—H.B.B.—625 Sutter avenue, northeast corner of Sheffield avenue (Block 3754, Lot 1), Borough of Brooklyn, Amendment to Alt. 1465-50.

614-50-BZ—H.B.Q.—153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens, N.B. 6240-50.

615-50-BZ—H.B.Q.—130-01 to 130-13 North Conduit avenue and 135-35 to 135-45 130th street, northeast corner (Block 11864, Lot 13), South Ozone Park, Borough of Queens, N.B. 6000-50.

616-50-BZ—H.B.Bx.—Northeast corner Barnes and Astor avenues (Block 4353, Lots 7 and 8), Borough of The Bronx, N.B. 918-50.

617-50-SA—Counter Electro Motive Force and Ground Protective Device (for use in DC Elevator, Hoist or Escalator), manufactured by Serge Elevator Co., Inc., Appliance.

618-50-SA—PW Roto-Trol 2-Pump with Built-in Alto-Trol complete with both pressure and float, high and low Alarms, manufactured by Healy-Ruff Co., Water Controls Division, Appliance.

619-50-SA—Automatic Pre-Action Type, Dry Pipe Sprinkler System, manufactured by Automatic Sprinkler Corp. of America, Appliance.

620-50-BZ—H.B.Bx.—Southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45 and 48), Borough of The Bronx, Alt. 595-50.

621-50-SA—Ther Electric and Machine Works Regeneration Control for Elevators, manufactured by Ther Electric and Machine Works, Appliance.

622-50-BZ—249-01 to 249-11 Horace Harding (Nassau) boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens, N.B. 5428-50.

623-50-A—H.B.R.—Southwest corner of Ontario avenue and Victory boulevard (Block 669, Lot 1), West New Brighton, Borough of Richmond, Misc. Gas-80-50.

624-50-A—F.D.—1317-1329 Broadway, 441-459 7th avenue, 105-171 West 34th street and 112-166 West 35th street, block bounded by Broadway, 7th avenue, West 34th and West 35th streets (19th floor); (Block 810, Lot 1), Borough of Manhattan, 79468-LC.

625-50-A—F.D.—35-37 Claver place, east side, 135 ft. south of Jefferson avenue (3rd floor); (Block 1997, Lot 3), Borough of Brooklyn, Decision re 24766-LC.

626-50-BZ—H.B.M.—358 West 53rd street, south side, 150 ft. east of 9th avenue (Block 1043, Lot 58), Borough of Manhattan, Alt. 1253-50.

627-50-SM—7V Concrete Blocks, using Waylite as the aggregate (various sizes), manufactured by 7V Insulated Block Corp., Material.

628-50-A—H.B.M.—1172-1178 Park avenue, 74 East 93rd street, southwest corner (8th, 11th and 12th floors); (Block 1504, Lot 40), Borough of Manhattan, Amendment to Alt. 202-50.

629-50-BZ—H.B.Q.—167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens, N.B. 6712-50.

630-50-A—F.D.—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens, Decision re 7725.03.

631-50-A—H.B.M.—1114 Madison avenue, west side, from East 82nd to East 83rd streets, 21 East 82nd street and 28-30 East 83rd street (Block 1494, Lot 15), Borough of Manhattan, Amendment to Alt. 410-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Refrigerating Systems, Chap. 19.... Jan.	24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

269-50-BZ—Application, April 25, 1950, under section 7e of the zoning resolution, of Daniel Santoro, applicant, on behalf of Rhinehard Berg, owner, to permit in a residence and local retail use district the erection and maintenance of a gasoline service station and a motor vehicle repair shop; premises 3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood heights, Borough of Richmond.

420-50-A—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond; (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

346-50-BZ—Application, May 16, 1950, under section 21 of the zoning resolution, of Frederick C. Genz, applicant, on behalf of Hotel Lexington Corp., owner, to permit in a business use, B area and a class 1½ times height district the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs; premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

244-50-A—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, revere room); (Block 1302, Lot 51), Borough of Manhattan.

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

272-19-A—Vol. III—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn; (reopened March 21, 1950).

520-50-A—Foot of 50th street and 1st avenue, 280.03 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

SEPTEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

638-41-SM—United States Gypsum Pyrobar Gypsum Partition Tile; (reopened March 1, 1949 re amendment of resolution to include lighter weight USG Pyrobar Gypsum Partition Tile).

344-50-SA—Smithway Vertical Turbine Pump—4 inch through 16 inch (open and closed impellers).

345-50-SA—Smithway Type "VC" Pump—4 inch through 16 inch—open and closed Impellers.

477-46-SA—Vol. III—Westinghouse Laundromat; (reopened June 20, 1950 re amendment to resolution to include Model L-5).

223-50-SM—Wall-Tex (Fabric Wall Covering).

461-50-SM—Dexolium-Woven Cotton Vinyl Coated Lightweight (Fire Retardent).

462-50-SM—Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent).

431-43-SM—Vol. II—Radiator Specialty Company Pre-Formed Closet-Bowl Setting Seal Rings; (Reopened December 21, 1948 re Radiator Specialty Company Pre-Formed Setting Seal Rings (previously withdrawn).

683-38-SA—Vol. III—Janitrol Gas Fired Unit Heaters; (reopened October 11, 1949 re amendment of resolution to include approval of Janitrol Gas Fired Unit Heater—Series UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94).

CALENDAR

61-50-SA—Aldrich Heat-Pak Oil Burner—Models AX CX, SAX, 1, 2, 3, BX and JU.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

313-50-A—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

171-50-A—210 East 51st street, south side, 125 ft. east of 3d avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

180-45-A—Vol. II—1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn (reopened June 20, 1950).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

401-50-A—172-19 111th avenue and 110-56 173rd street, northwest corner (Block 10271, Lot 11), St. Albans, Borough of Queens.

445-50-A—140-06, 140-10, 140-14, 140-18 and 140-22 15th avenue, south side from 140th to 141st streets (Block 4126, Lots 18, 20, 22, 24 and 26), Whitestone, Borough of Queens.

494-50-A—290 Columbia street, west side, 25 ft. south of Summit street (Block 357, Lot 34), Borough of Brooklyn.

508-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of a building on a lot, a portion of which lies within a mapped street widening (Beach 48th street), and the use of such portion of the lot within the proposed widening in computing area of coverage and required yards; premises 175 Beach 48th street, west side, 188 ft. south of Edgemere avenue (Block 337, Lot 38), Arverne, Borough of Queens.

511-50-A—34-02 to 34-20 Queens boulevard, south side, 45-02 to 45-58 35th street, west side, 34-01 to 34-19 47th avenue, north side and 45-01 to 45-57 34th street—entire block (cellar and 1st story); (Block 246, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

802-40-BZ—Reopened September 13, 1949 as Vol. II—Application, July 19, 1940, under sections 7c and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lot 9 and 10), Jamaica, Borough of Queens.

169-50-A—168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

73-50-BZ—Application, January 18, 1950, under sections 7e and 21 of the zoning resolution of Arthur Eisenmann, applicant, on behalf of Pan-Hellenic House Association, Incorporated, owner (Beekman Tower Hotel, Incorporated, lessee), to permit in the residence use portion of a plot, located in a residence and retail use district, the continuation of occupancy for business purposes of former hotel office; premises 1 to 7 Mitchell place, 878-880 First avenue, northeast corner (Block 1361, Lot 1), Borough of Manhattan.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required set-backs from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue

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and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

371-45-A—Vol. II—502-506 Fulton street, south side, 40 ft. east of Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn (reopened June 13, 1950).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

709-49-A—3915-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 4), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

749-49-A—1117-1119 First avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan.

820-49-A—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan (reopened January 10, 1950).

454-50-A—4708 Fifth avenue, west side, 50.02 ft. south of 47th street (Block 765, Lot 38), Borough of Brooklyn.

487-49-A—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.

177-50-A—39-08 213th street, west side, 60 ft. south of 39th avenue (1st and 2nd floors, north part of building); (Block 6236, Lot 11), Bayside, Borough of Queens, (Revocation of Certificate of Occupancy Q32668 dated May 4, 1945, issued re Alt. 575-40).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 26, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 26, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Krausshaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237

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Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

427-50-BZ—Application, June 9, 1950, under sections 7e and 21 of the zoning resolution of Sterling Realty Corp., applicant and owner, to permit in a residence use, B area district, the erection and maintenance of a commercial building (store); premises 380 Central Park West and 1 West 98th street, northwest corner (Block 1834, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 3, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 3, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

309-28-BZ—Reopened July 25, 1950 as Volume III—Application, July 5, 1950, under sections 7c, 7i and 21 of the zoning resolution of J. G. L. Molloy, applicant, on behalf of Shell Oil Co., Inc., and Benjamin Schechner, owners, to permit in a business use district, the reconstruction, rearrangement and extension of a gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and parking of cars waiting to be serviced; premises 2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn.

428-50-BZ—Application, June 9, 1950, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of Rosenthal and Besner, owners, to permit in a retail use, D area district, the erection and maintenance of a commercial building (retail stores) using more area than permitted; premises South side of Benedict avenue, block front from Unionport road to Olmstead avenue and southeast corner of Benedict avenue and Olmstead avenue and southwest corner of Benedict avenue and Unionport road (Block 3933, Lot 17), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 17, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street, and southwest corner of Vanderveort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; (reopened June 7 1949).

HARRIS H. MURDOCK, *Chairman*

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals Room 1018, Municipal Building, Manhattan, at three cent each—postage to be added if the forms are forwarded b mail.

RULES

RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Rule 1—Scope.

1.1 Before any Opening Protective Assembly is used under the provisions of the Administrative Building Code, it shall be tested as required in Section C26-610.0 (10.1.18) and its Fire-Resistive Rating shall be designated as "¾-Hour", "1-Hour", "1½-Hour", or "3-Hour", in accordance with the approval.

1.2 Before engaging in the manufacture of approved Opening Protective Assemblies, the manufacturer shall have an established plant completely equipped with the necessary facilities, machinery and tools for the manufacture of the Opening Protective Assemblies.

1.3 Before applying for approval of plant and permission to manufacture approved Opening Protective Assemblies, the manufacturer shall file a list of his equipment and facilities with the Board of Standards and Appeals, together with a statement of the name, type, specifications and details of the approved door, which he agrees to manufacture in accordance with the rules and regulations of the Board and the requirements of the Administrative Building Code.

1.4 All Opening Protective Assemblies made under any approval issued by the Board of Standards and Appeals for the manufacture of approved Opening Protective Assemblies of "¾-Hour", "1-Hour", "1½-Hour" or "3-Hour" rating shall be rejected on evidence that such Opening Protective Assemblies are not manufactured or labelled in accordance with the approved specifications of the Board.

Rule 2—Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled either by the Borough Superintendent, or by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

2.2 Before issuing any label for the use of an approved Opening Protective Assembly, the authorized inspection agency shall first notify the Borough Superintendent that inspection will be made by him of the materials and construction entering into the assembly of the Opening Protective Assemblies, stating the location of the premises where the Opening Protective Assemblies will be used, the Building Permit number, the name of the approved Opening Protective Assembly and the manufacturer and the number of such units to be manufactured.

Note: Where an Opening Protective Assembly is of fire-proofed wood, such wood shall be submitted to tests for fireproofed wood, as prescribed in the Administrative Building Code, Section C26-331.9.

2.3 After the materials have been cut and inspected, the authorized inspection agency shall inspect the assembly and fabrication of the parts and shall issue an approved label only if the completed Opening Protective Assemblies comply in all respects with the approved specifications on file in the Board of Standards and Appeals.

Rule 3—Labeling Requirements.

3.1 Every approved Opening Protective Assembly before installation in a building under the provisions of the Administrative Building Code, shall have securely attached to it, a metal label of a design approved by the Board, giving the name of the Opening Protective Assembly, the calendar number of the approval of the device, the fire-resistive rating, the serial number of the specific type of door and buck, or window, the year of manufacture and the name of the inspection agency. When opening protective assemblies are manufactured for stock, the inspection agency shall furnish a report to the manufacturer of his inspection of each assembly including all data as is herein required.

3.2 After attachment of the Serial Label to the Opening Protective Assembly, the inspection agency shall advise the Borough Superintendent the serial numbers, the address of the premises and the Building Permit numbers of the approved Opening Protective Assembly. When opening protective assemblies are installed in a building as building maintenance, the manufacturer shall furnish similar data on forms obtained from the Borough Superintendent.

3.3 The manufacturer may also attach to the Opening Protective Assembly, a metal label giving the name and location of the manufacturer. He shall also keep an office record showing the location of each Opening Protective Assembly manufactured by him, its serial label number and the Building Permit number; and this record shall be open for inspection by any authorized representative of the Board of Standards and Appeals and the Department of Housing and Buildings.

3.4 Every labelled Opening Protective Assembly shall be constructed and installed in all essentials as tested and approved and arranged to receive hardware of an equal type, quality and material and requiring no greater cutting away of the wood or metal than on the approved Opening Protective Assembly, as tested.

3.5 Where opening protective assemblies are manufactured upon to 25% in excess of the sample as tested and as permissively allowed under C26-610.0a, the permitted increase in area shall not exceed width and height dimensions greater than 15 percent of the sample as tested. In all cases the permissively allowed increase in area of 25% shall apply only to the sample when constructed identically in all respects with the tested sample.

3.6 When opening protective assemblies are manufactured for stock, such assemblies shall be inspected as provided herein. As the doors are shipped, the Borough Superintendent shall be furnished with the data as specified in Rules 3.1 and 3.2. When such opening protective assemblies are shipped to jobbers for stock, the manufacturer shall obtain the data from the jobbers, as required under rules 3.1 and 3.2 and immediately submit such data to the Borough Superintendent.

3.7 Openings for vision purposes and signal bells may be installed in an opening protective assembly when they are of approved type and when installed in accordance with the conditions of approval.

RULES

RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27,1940.

[Cal. No. 294-40-SR]

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) *as amended by Local Law No.* 170, *approved November* 14, 1939, *and Section* C19-161.1 *Local Law No.* 112, *approved July* 18, 1939.

1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS—Samples of each variety of material and for every kind of treatment shall be subject to separate tests. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofiing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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(Remaining minutes will be printed in the Bulletin of September 26, 1950).

PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On August 28, 1950, copy of Petition and Order of Certiorari was served on the Board by David Greenbaum, attorney for Rego Park Jewish Center, Inc., objecting property owner, seeking a review of the Board's action on July 26, 1950, amending resolution of January 24, 1950, as to arrangement of stores; Cal. No. 747-45-BZ; premises 97-02 to 97-22 Queens Boulevard, southeast corner 64th Road, Rego Park, Borough of Queens.

COURT DECISIONS.

Matter of **Sam Schermer, et al, v. Board**:—On November 15, 1949, Board granted a variance, under sections 7c and 7i of the Zoning Resolution, to permit in a residence and business use district, the change in occupancy from storage for more than five motor vehicles, lubrication and office to storage garage for more than five motor vehicles, gasoline service station, lubritorium, motor vehicle repair shop and accessories sale; Cal. No. 632-49-BZ; premises 351-361 Neptune Avenue and 2884-2894 Brighton 3rd Street, northwest corner, Borough of Brooklyn. Certiorari proceedings were instituted by attorney for petitioner, seeking a review of the Board's decision.

Mr. Justice Charles E. Murphy at Special Term, Supreme Court, sustained the Board. (N.Y.L.J. August 3, 1950.)

* * * *

Matter of **Raymond Concrete Pile Company v. Board**:—On October 22, 1946, Board adopted resolution, approving Union Metal Monotube Piling, 7, 9, and 11 gauges, on application by Union Metal Mfg. Co., owner. On December 5, 1946, copy of Petition and Order of Certiorari was served on the Board by the Raymond Concrete Pile Co., seeking a review of the Board's action in this matter. Thereafter, on November 17, 1948, Local Laws 73, 74, 75 and 76 were adopted, amending the Building Code and supplanting sections in effect as to requirements for piles and piling.

At Supreme Court of the State of New York on August 2, 1950, it was stipulated and agreed that the above proceedings be discontinued.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

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633-50-BZ—H.B.Bx.—2175 Jerome avenue and 8 Clinton place, southwest corner (Block 3195, Lot 86), Borough of The Bronx, Amendment to N.B. 970-50.

634-50-BZ—Marine and Aviation—West side of Beach 24th (Clinton) street, 450 ft. east of Mott avenue (Block 170, Lots 50, 59 and 64 and Block 171, Lot 50), Far Rockaway, Borough of Queens, Decision.

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637-50-A—H.B.B.—968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn, Alt. 3191-50.

638-50-BZ—H.B.B.—9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8 and 9), Borough of Brooklyn, N.B. 1333-50.

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812-49-A—H.B.B.—99 Gold street, southeast corner of Front street (sidewalk and 1st floor); (Block 56, Lot 3), Borough of Brooklyn, B.N. 1197-49.

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991-47-SA—Vol. II—Dravo Counterflo Unit Heater, light and heavy Oil-Fired (upright, horizontal or inverted), Models 40, 50, 75, 100, 125, 150, 175 and 200, Types LO and HO, manufactured by Dravo Corp., Appliance.

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Administrative Code Excerpts

Refrigerating Systems, Chap. 19....Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

272-19-A—Vol. III—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn; (reopened March 21, 1950).

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

802-40-BZ—Reopened September 13, 1949 as Vol. II—Application, July 19, 1940, under sections 7c and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of George H. Fogarty, owner, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by Board); premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lot 9 and 10), Jamaica, Borough of Queens.

169-50-A—168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

73-50-BZ—Application, January 18, 1950, under sections 7e and 21 of the zoning resolution of Arthur Eisenmann, applicant, on behalf of Pan-Hellenic House Association, Incorporated, owner (Beekman Tower Hotel, Incorporated, lessee), to permit in the residence use portion of a plot, located in a residence and retail use district, the continuation of occupancy for business purposes of former hotel office; premises 1 to 7 Mitchell place, 878-880 First avenue, northeast corner (Block 1361, Lot 1), Borough of Manhattan.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required set-backs from street lines; premises North side of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02

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to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

371-45-A—Vol. II—502-506 Fulton street, south side, 40 ft. east of Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn (reopened June 13, 1950).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

769-49-A—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

770-49-A—89-99 Columbia Heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

749-49-A—1117-1119 First avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan.

820-49-A—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan.

81-27-S—Vol. II—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan (reopened January 10, 1950).

454-50-A—4708 Fifth avenue, west side, 50.02 ft. south of 47th street (Block 765, Lot 38), Borough of Brooklyn.

487-49-A—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.

177-50-A—39-08 213th street, west side, 60 ft. south of 39th avenue (1st and 2nd floors, north part of building); (Block 6236, Lot 11), Bayside, Borough of Queens, (Revocation of Certificate of Occupancy Q32668 dated May 4, 1945, issued re Alt. 575-40).

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 26, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 26, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Krausshaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; prem-

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ises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

427-50-BZ—Application, June 9, 1950, under sections 7c and 21 of the zoning resolution of Sterling Realty Corp., applicant and owner, to permit in a residence use, B area district, the erection and maintenance of a commercial building (store); premises 380 Central Park West and 1 West 98th street, northwest corner (Block 1834, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 26, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 26, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

573-50-A—403 East 105 street, north side, 91 ft. east of 1st avenue (Block 1699, Lot 1½), Borough of Manhattan.

637-50-A—968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 3, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 3, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

309-28-BZ—Reopened July 25, 1950 as Volume III—Application, July 5, 1950, under sections 7c, 7i and 21 of the zoning resolution of J. G. L. Molloy, applicant on behalf of Shell Oil Co., Inc. and Benjamin Schechner, owners to permit in a business use district, the reconstruction, rearrangement and extension of a gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and parking of cars waiting to be serviced; premises 2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn.

428-50-BZ—Application, June 9, 1950, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of Rosenthal and Besner, owners, to permit in a retail use, D area district, the erection and maintenance of a commercial building (retail stores) using more area than permitted; premises South side of Benedict avenue, block front from Unionport road to Olmstead avenue and southeast corner of Benedict avenue and Olmstead avenue and southwest corner of Benedict avenue and Unionport road (Block 3933, Lot 17), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday, morning, October* 10, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

122-50-SM—Marble Face Building Block (Hollow and Solid Cinder and Concrete).

523-50-SA—Zyx Oil Burner—Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2, X-3.

439-50-SA—Anchor S A Conversion Oil Burner.

184-50-SM—Norwalk Tank Co., Inc., 275 Gallon Obround New York City Basement Oil Storage Tank.

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 17, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21

CALENDAR

of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 17, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1169-39-SM—Mohawk Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine.

360-50-SA—ABC Oil Burner—Model 55 marketed as Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB-55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Models P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55.

450-50-SM—Esko Paint Storage Cabinets.

283-50-SA—ABC Oil Burner—Model 54—Also to be marketed as Kleen-Heet Oil Burner—Model 70 and Cities Service Oil Burner—Model CS-54.

285-50-SA—Duo-Way Gas Fired Incinerator.

368-47-SA—Gemaco Oil Burner, Models AT-20, AT-45, AT-75, AT-100; (reopened November 1, 1949 re change of name and model numbers).

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street, and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; (reopened June 7, 1949).

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, July 18, 1950, Tuesday morning and afternoon, July 25, 1950 and Wednesday morning, July 26, 1950, were approved as printed in the Bulletins of July 25, 1950 and August 1, 1950, Vol. 35, Nos. 30 and 31.

ZONING APPLICATIONS

538-23-BZ—Vol. II

APPLICANT, Lama, Proskauer and Prober, for Tiebout Avenue Co., Inc., owner.

SUBJECT—Application reopened February 15, 1950—re Application (decision of borough superintendent) sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Frank H. Fonda.

For Opposition: Edw. Hoffman, Dept. of Parks.

ACTION OF BOARD—Laid over to October 17, 1950, at 10 A.M. for inspection and decision without further argument.

95-46-BZ—Vol. II

APPLICANT—Bernard Meyers, for General Gummed Products, Inc., owner.

SUBJECT—Application reopened June 6, 1950—re Application (decision of borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing

MINUTES

factory (previously granted an extension by the Board).

PREMISES AFFECTED—126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Schiff.

For Opposition: Fred Hertan.

ACTION OF BOARD—Laid over to October 10, 1950, at 10 A.M. at request of applicant's representative.

189-50-BZ

APPLICANT—Michael Levine, for Edith F. Schoepfer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7f and 21 of the zoning resolution, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium.

PREMISES AFFECTED—74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Edward Snackenberg.

For Opposition: None.

ACTION OF BOARD—Laid over for hearing to September 19, 1950, at 10 A.M., at request of the applicant's representative.

212-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Jeanette G. Willis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, salesroom parts department; and to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Jerome Y. Sturm, Peter Belsito, Hugh Quinn, Anthony A. Cochio, Clifford L. Spingarn, Matthew F. Kantor, Morris Nowak, David Larin, Adele Johmann, Marion Ammann, Fred Stobe, Mary Schettino, Samuel Green, Arthur Bell and others.

ACTION OF BOARD—Laid over to October 17, 1950, at 10 A.M., for inspection and decision without further argument.

269-50-BZ

APPLICANT—Daniel Santoro, for Reinhard Berg, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district, the erection and maintenance of a gasoline service station and a motor vehicle repair shop.

PREMISES AFFECTED—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond.

APPEARANCES—

For Applicant: Daniel Santoro and Reinhard Berg.

For Opposition: None.

ACTION OF BOARD—Laid over for inspection by a committee; hearing closed; date to be set for decision by the Board.

287-50-BZ

APPLICANT—Stephen Ochman and Joseph Kovacs, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted.

PREMISES AFFECTED—3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408 E, Lots 205 and 207), Borough of The Bronx.

APPEARANCES—

For Applicant: Stephen Ochman and Joseph Kovacs.

For Opposition: Charles Balsh.

ACTION OF BOARD—Laid over to October 17, 1950, at 10 A.M., for inspection and decision without further argument.

346-50-BZ

APPLICANT—Frederick C. Genz, for Hotel Lexington Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area and a class 1½ times height district, the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required set backs.

PREMISES AFFECTED—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (346-50-BZ)

WHEREAS, Frederick C. Genz for Hotel Lexington Corp., owner, filed May 16, 1950 an application under section 21 of the zoning resolution, to permit in a business use, B area and a class 1½ times height district, the erection and maintenance of a solarium on the terrace roof at the 27th floor level without the required setbacks, affecting premises 509 to 513 Lexington avenue and 134 to 148 East 48th street, southeast corner (Block 1302, Lot 51), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, and laid over to September 12, 1950, for applicant to send out notices to owners in the affected area; and

WHEREAS, the district maps accompanying the zoning resolution show that Lexington avenue is in a business use, B area, class 2 height district, and that East 48th street and the site are in a business use, B area and class 1½ and 2 height district; and

WHEREAS, the decision of the borough superintendent, dated April 20, 1950, acting on amendment to Alt. Applic. 2325-48, reads:

"A-15. The proposed erection of a glass and steel solarium on the East 48th street side of the building at a

point distant more than (100') feet from Lexington Ave. on a required Zoning Resolution set back approx. (245') feet above the curb level is contrary to Sec. 8(F) and 9(c) of the Zoning Resolution. This building was erected after the enactment of the Zoning Resolution in 1916 therefore under the provisions of Sec. 9(i) of the zoning resolution a setback of 71'11" would be required in order to increase the height & bulk of this building at 27th story."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 5 in. frontage by 174 ft. 8 in. in depth, on which is located a building 100 ft., 4¼ in. front by 174 ft., 6 in. in depth, 27 stories and bulkheads in height (243 ft. and 73 ft., 11 in.), of class 1 construction used as a hotel for which Certificate of Occupancy 15714-29 (N.B. 82-28) has been issued; that it is proposed to erect a glass and steel solarium on the East 48th street side of the building, at the 27th floor; and

WHEREAS, when the building was erected the required setback started at 2 times the width of the street and the corner of lot influence extended 150 ft. from Lexington avenue (75 ft. in width); that now the corner in influence is 100 ft. from Lexington avenue and the set back occurs 1¼ times the width of East 48th street (60 ft. in width); and

WHEREAS, the applicant contends that the building is a Class 1, fireproof structure, 26 stories (27 hotel floors) plus the usual bulkheads housing fan, machine and tank rooms; that the building faces 100 ft. 4½ in. on Lexington avenue and 174 ft., 6 in. on East 48th street; that the building is equipped with stand pipes, a fire alarm system and regular fire drills are maintained; that all storage rooms in the building are and will be sprinklered in compliance with section 67 of the Multiple Dwelling Law; that the hotel is a Class B multiple dwelling and complies with Sect. 26,8(a) of the Multiple Dwelling Law; that his clients desire to erect a metal and glass solarium or glass enclosure on the setback at the 27th floor on the 48th street side of the building; that the bulkhead structure at this point rises in excess of 50 ft. above the 27th floor; that the new structure will be approximately 8 ft. wide from face of building wall, about 26 ft. long, approximately 7 ft., 6 in high at front face and about 11 ft. 6 in. high at the building wall, and that the roof of a structure of this type should be ½ pitch or better; that the maximum of air will be possible in the enclosure as the solarium will be ventilated at the top of the front wall section and also at the high point of the roof at the building wall, and that these vents will be screened against dust and dirt; that the zoning diagram filed herewith clearly indicates that the proposed solarium comes well within the dormer privilege permitted at the time the building was built; that the proposed structure is of a temporary nature, will not be heated and will be the best of its kind and built entirely of incombustible materials; that at the low or front end, the enclosure will be about 7 feet, 6 inches above the existing roof, setting 3 feet, 7 inches back of the face of the parapet wall and over 5 feet back from the faces of the east and west parapet walls; that the setback of solarium from the edge of the terrace roof would more than satisfy section 8(f) of the zoning resolution today, and as the parapet walls are approximately 3 feet, 6 inches in height, the new structure cannot be seen from the street level unless one gets quite some distance from the site; that the proposed solarium would be well above all structures in the immediate neighborhood, with the exception of the Shelton Hotel and he therefore believes that none of the neighbors, other than the Shelton, would have reason to object; that the light and air of neighbors is in no way impaired; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to extension in height on the grounds of unnecessary hardship;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension in height, to permit the construction of the solarium, as proposed and as indicated on plans filed with this application, marked "Received May 16, 1950" (15 sheets) and one sheet marked "Received June 21, 1950", *on condition* that the building shall not be further increased in height or area; that the proposed extension in height shall not be further extended in height or erected nearer to the street building line than as proposed and shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as varied under Cal. 244-50-A; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

272-19-A—Vol. III

APPLICANT—A. L. Andujar, for The Texas Co., owner.
SUBJECT—Application reopened March 21, 1950—re Appeal from a decision re an order of the fire commissioner (previously granted on condition).
PREMISES AFFECTED—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph B. Lynch.
ACTION OF BOARD—Laid over to September 19, 1950, at 10 A.M., for applicant to file revised plans.

420-50-A

APPLICANT—Daniel Santoro, for Reinhard Berg, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3168 Amboy road, northeast corner of Montreal avenue (Block 4699, Lot 5), Oakwood Heights, Borough of Richmond (under section 35, General City Law—re building partly in bed of mapped street—proposed widening of Amboy road).
APPEARANCES—
For Applicant—Daniel Santoro and Reinhard Berg.
ACTION OF BOARD—Laid over for inspection by a committee; hearing closed; date to be set for decision by the Board, in conjunction with 269-50-BZ.

520-50-A

APPLICANT—Fein's Tin Can Co., Inc., for Bush Terminal Co., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: M. S. Bierer and T. H. Burch, Jr.
ACTION OF BOARD—Taken off calendar for a new date of hearing, after completion of appeal papers.

244-50-A

APPLICANT—Frederick C. Genz, for Hotel Lexington Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor, Revere Room); (Block 1302, Lot 51), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (244-50-A)

WHEREAS, Frederick C. Genz, for Hotel Lexington Corp., owner, filed April 6, 1950, an appeal from a decision of the borough superintendent, affecting premises 509-513 Lexington avenue and 134-148 East 48th street, southeast corner (1st floor; Revere Room, Hotel Lexington); (Block 1302, Lot 51), Borough of Manhattan; and

WHEREAS, amendment filed March 14, 1950, to P.A. Applic. 213/43 reads, as follows:

"I herewith request permission to omit the swing doors immediately adjacent to the Revolving Door, in the Revere Room on the Lexington avenue front."

and

WHEREAS, the decision of the borough superintendent, dated March 16, 1950, on said amendment reads:

"1. Above contrary to C26-1446 sub. B.

1. Denied J.D. 3/16/50."

and

WHEREAS, the applicant states that the building is 26 stories, 243 ft. in height, 100 ft. 4¼ in. by 174 ft. 6 in. in area, Class 1 construction, erected in 1928 in a business use, B area, Class 2 and 1½ height district; used and occupied since 1929: subcellar—storage, machine rooms, laundry, etc., 60 persons—hotel, kitchen and diningroom, 350 persons; 1st floor—lobby, diningroom, stores, etc., 285 persons; 2nd floor—lobby, 250 persons; 3d to 25th floors—hotel; proposed to be used and occupied as follows: Subcellar, same; cellar—restaurant, kitchens, toilets, etc., 350 persons; 1st floor—lobby, restaurant, stores, etc., 400 persons; 2nd floor—offices, restaurant, 350 persons; 3d to 25th floors—hotel; that the building is provided with an approved standpipe system, an approved one-source sprinkler system in storage rooms and approved interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide fireproof stairs, one of which leads to roof and both lead to street; and

WHEREAS, Certificate of Occupancy No. 15714/29 issued October 15, 1929, upon completion of work under NB 82 permits the following use and occupancy: sub-basement—storage, machine room and laundry, 60 persons; basement—hotel, kitchen and diningroom, 350 persons; 1st floor—hotel, lobby, diningroom and stores, 285 persons; mezzanine—stores and hotel lobby, 250 persons; 2nd to 25th floors—hotel; and

WHEREAS, the applicant contends that the objection of the borough superintendent refers to the revolving door in the Revere Room on the 1st floor, southwest corner of the building; that Section C26-1446.0, subdiv. b requires swing doors adjacent to the revolving door; that this appeal is for the omission of the swing door on the following grounds: the revolving door is a Type "A", 6 ft. in diameter; that Section C26-287.0-c.2 permits doors 6 feet in diameter when the occupancy does not exceed 200 persons; that the approved occupancy under P.A. 213/43 is 150 persons; that there are three other means of exit from this room in addition to the revolving door, as follows: (a) a door 25 ft. north of revolving door, opening to outer air, on street side of the Lexington avenue entrance to the hotel; (b) a pair of doors at the easterly end of the room exiting to Lexington Terrace, from which room there are three means of egress; (c) a door directly to the lobby at the northeast corner of the room; that this lobby could be considered a protected area under C26-1446-c.; (d) a fourth exit can be had through the kitchen in the cellar; that the exits are well spaced, giving good egress from any portion of the room; that if the revolving door in question were removed and opening bricked up the exits would still be sufficient and the room would be approved by the borough superintendent; that the management finds it necessary to retain the revolving door as an entrance to the Revere Room as this room would be untenable with swing doors directly to the outer air; that by removing the revolving doors it might be possible to get a swing door immediately adjacent to the revolving door in the same bay but not without great changes to the interior design of the room and affecting materially the design of the exterior of the building; that these changes would be very costly to the point of being practically prohibitive.

Resolved, that the decision of the borough superintendent, acting on amendment to P.A. Application 213/43, dated March 16, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted* permitting the exits as indicated on plans filed with this appeal marked "Received June 12, 1950" (3 sheets) *on condition* that the occupancy shall not exceed the number permitted under the P.A. Application and that all points of exit shall be clearly marked in accordance with the requirements therefor, except the revolving door in question leading to Lexington avenue, which shall have a sign reading "Not a Legal Exit"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 346-50-BZ as to extension in height.

Adjourned: 12:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 12, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL.

683-38-SA—Vol. III

APPLICANT—Surface Combustion Corp., owner.

SUBJECT—Application reopened October 11, 1949—re amendment of resolution to include additional models—re Janitrol Gas-fired Unit Heaters, Series UBS-94 and DUCT-94, Models UBS-50-94; UBS-65-94; UBS-85-94; UBS-100-94; UBS-125-94; UBS-175-94; UBS-200-94 and UBS-225-94 (previously approved re Janitrol Gas-fired Unit Heaters, Series UG-37; CG-37; UAS-14; UAC-14 and BAC-14).

APPEARANCES—

For Applicant: Frederick T. Head.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative Commissioner Kleinert 1

THE RESOLUTION (683-38-SA-Vol. III)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. #683-38-SA-Vol. III July 6, 1950

Subject: Amendment of Resolution to include approval of Janitrol Gas Fired Unit Heater—Series UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94 and UBS-225-94.

MINUTES

The Board of Standards and Appeals on September 20, 1938 approved the Janitrol Gas Unit Heaters Models UG-60-37, UG-85-37, UG-100-37, UG-125–37, UG-125–37, UG-160-37, UG–200-37, UG–400, CG-60-37, CG-85-37, CG-100-37, CG-125-37, CG-160-37, CG-200-37, CG-400, M-2000, M-3000, M4000, D4000, UG-6035, UG-125-35, UG-200-35, CG-1030, and CG-8-34, under the conditions set forth in the resolution. The resolution was amended November 22, 1938 to include Model UG-45-37 and CG-45-37 under the same conditions. The resolution was further amended May 20, 1941 to include approval of Models UAS-50-14, 65-14, 85-14, 125-14, 175-14, 200-14, 225-14, Models UAC-65-15, 85-14, 100-14, 125-14, 175-14, 200-14 and 225-14, also Models BAC-75-14, 105-14, 125-14, 225-14 and 450-14, under the conditions set forth in the resolution. Request was made for further amendment of the resolution, and the application was reopened by vote of the Board October 11, 1949 as Volume III.

The models now submitted for approval UBS-94 series are similar to the UAS-14 series, previously approved, except that stamped steel ribbon burners with removable interchangeable bundles have superceded the cast iron burners and fixed ribbon bundles. This change has reduced the weight of the heater.

Inspection and Test

These models were inspected and tested by the Committee on Test and found to operate as designed. Present at the inspection and Test were Chief Engineer Leslie V. Huber of the Committee on Test and F. P. Head, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the amendment of the resolution so that as amended it shall read that the Janitrol Gas Unit Heater, Models UG-60-37, UG-85-37, UG-100-37, UG-125-37, UG-160-37, UG-200-37, UG-400, CG-60-37, CG-85-37, CG-100-37, CG-125-37, CG-160-37, CG-200-37, CG-400, M-2000, M-3000, M-4000, D-4000, UG-60-35, UG-125-35, UG-200-35, CG-10-34, CG-8-34 and UBS-50-94, UBS-65-94, UBS-85-94, UBS-100-94, UBS-125-94, UBS-175-94, UBS-200-94, UBS-225-94 (the numbers representing existing BTU input capacity in thousands), be approved for use in airplane hangers, storage and non-storage garages, motor vehicle repair shops, gasoline selling stations and similar occupancies on condition that the unit is placed so that the bottom of the heater is at least 8 ft. above the floor level located at or above the grade of the curb or roadway if there is no curb and at least 2 ft. from any combustible material and that the device bears a label permanently affixed thereto reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 683-38-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 20, 1938 as amended through May 20, 1941, in accordance with the above report.

638-41-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—United States Gypsum Pyrobar Gypsum Partition Tile; (reopened May 16, 1950—re amendment of resolution to include lighter weight USG Pyrobar Gypsum Partition Tile).

APPEARANCES—
For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (638-41-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 7, 1950

Re: Cal. 638-41-SM

Subject: Amendment of Resolution to include lighter weight USG Pyrobar Gypsum Partition Tile.

The United States Gypsum Company requested, by letter dated April 21, 1950, that the resolution adopted July 22, 1941 and amended July 6, 1949, be further amended to include USG Pyrobar Gypsum Partition Tile of lighter weight. The case was reopened by a vote of the Board May 16, 1950.

Purpose

The USG Pyrobar Gypsum Partition Tile, light weight, is to be used as a non-load bearing fireproof partition, exterior wall back-up, fire protective covering of steel beams, columns, and ducts in the interior of buildings protected from moisture and the elements.

Description

USG Pyrobar Gypsum Partition Tile, light weight are manufactured in exactly the same manner as the tile previously approved except that, during the mixing operation, an air entraining agent is used to give a fine cellular structure to the gypsum body of the tile.

The USG Pyrobar Partition Tile, light weight, complies with the requirement of C26-310 which requires compliance with ASTM C52-33.

The gypsum slurry used in this tile is in compliance with the requirements of ASTM C-22-41 and Federal Spec. SS-T-316; Tile Partition Gypsum.

Inspection and Test

Tests were conducted at the Pittsburg Testing Laboratory in accordance with the requirements of ASTM C26-39 and C52-33. The requirements state that the compressive strength (dry) shall be 75 p.s.i. and ⅓ of that strength or 25 p.s.i. when saturated.

Results were as follows:

	Dry	*Wet*
2" Solid	299 p.s.i.	76 p.s.i.
3" Hollow	77 p.s.i.	26 p.s.i.
4" Hollow	116 p.s.i.	32 p.s.i.

The combustible material, allowed under C26-310 shall not exceed 12½%, and the tile as tested showed a combustible content of 3.8%.

Complete reports are on file with and are part of the record.

Fire Resistive and Hose Stream tests were conducted at Ohio State University, Columbus, Ohio, in accordance with the requirements of C26-609.0 Administrative Building Code. Present at the test were J. A. Darts, Engineering Division, Committee on Test, W. Bainbridge, G. Baker and J. Crumbaugh, representing the applicant and Prof. J. R. Shanks and J. G. Birle of the University.

The tile tested were 3 inch hollow and 4 inch hollow. Two tests were conducted on each tile; one test with the tile plastered both sides and the second test with the tile plastered one side.

The mix of the plaster; by weight, was 1 part gypsum plaster to 3 parts sand or by volume; 1 part of gypsum to 1.86 parts of sand. The total thickness of the plaster, on the

tile, was ½ inch; including ⅛ inch finish of USG Hydrated Lime Putty gauged with USG Red Top Gauging Plaster.

Result of the test were as follows:

1. 3 inch hollow—plastered both sides
   Fire endurance 3 hours-29 minutes
   Hose Stream—30 pds. pressure for 2½ minutes
   Partition Passed as a 3 hour partition.
2. 3 inch hollow: plastered one side
   Fire endurance—2 hours-4 minutes
   Hose Stream—30 pds. pressure for 2½ minutes—Hose penetrated partition at 1 minute and 35 seconds
   Partition passed as a 1½ hour partition.
3. 4 inch hollow—plastered both sides
   Fire endurance—4 hours-47 minutes
   Hose Stream—45 pds. pressure for 5 minutes
   Partition passed as a 4 hour partition.
4. 4 inch hollow plastered one side
   Fire endurance—3 hours-2½ minutes
   Hose Stream—30 pds. pressure for 2½ minutes
   Partition passed as a 3 hour partition.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 22, 1941 and amended July 6, 1949 be further amended to include approval of USG Pyrobar Gypsum Partition Tile, light weight, manufactured in the sizes as herein described and weighing as follows: 3 inch hollow; 21 pounds per tile and 4 inch hollow; 27 pounds per tile with the following fire resistive ratings.

3 inch hollow, light weight, plastered 2 sides—1, 2 and 3 hours.

3 inch hollow, light weight, plastered 1 side—1 and 1½ hours.

4 inch hollow, light weight, plastered 2 sides—1, 2, 3 and 4 hours.

4 inch hollow light weight, plastered 1 side—1, 2 and 3 hours.

for use in all classes of construction where gypsum block on tile is permitted by the Administrative Building Code on condition that all material is manufactured as herein set forth and the block or tile is set up in USG Red Top Gypsum Partition Tile Cement and further that the requirements of the resolution adopted July 22, 1941 and amended July 6, 1949 under Cal. No. 638-41-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 22, 1941, as amended July 6, 1949, in accordance with the above report.

431-43-SM—Vol. II

APPLICANT—Radiator Specialty Co., owner.

SUBJECT—Application reopened and restored to docket, December 21, 1948—re Radiator Specialty Co., Preformed Setting Seal Rings.

APPEARANCES—
For Applicant: Andrew E. Curry.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (431-43-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 6, 1950

Re: Cal. 431-43-SM-Vol. II.

Subject: Radiator Specialty Company Pre-Formed Setting Seal Ring, approval of.

Radiator Specialty Company Charlotte, N. C., filed, September 9, 1943, an application with the Board of Standards and Appeals for approval of the Radiator Specialty Company Pre Formed Setting Seal Ring under the provisions of C26-1250 Administrative Code. The case was withdrawn at the request of the applicant, September 23, 1947 and reopened as Volume II at the request of the applicant December 21, 1948.

Purpose

This material is a pre-formed closet bowl setting seal ring.

Description

This gasket is manufactured at the plant of the applicant at Charlotte, N. C. and is a homogeneous mixture of resinous and wax materials.

These ingredients render the gasket smooth, adhesive and resists the action of bacteria and vermin.

Because of its plasticity, it forms a gas and liquid proof joint between the bowl and the flange. The material conforms in every respect to the requirements of Federal Specifications HH-C-536.

Inspection and Test

A sample ring was inspected and tested at the office of the Board. The ring was placed on a slab of marble April 11, 1949 to check on the staining of the ring on the marble slab; as of July 5, 1950 there was no staining of the marble slab. Present at these tests were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the Radiator Specialty Company Pre-Formed Setting Seal Ring be approved for use in New York City under the provision of C26-1250.0 Administrative Building Code on condition that the material be installed in accordance with the requirements of the Administrative Code and further that each container in which this material is marketed shall bear a stamp or label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 431-43-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

477-46-SA—Vol. III

APPLICANT—Westinghouse Electric Corp., owner.

SUBJECT—Application reopened as Vol. III June 20, 1950—re Westinghouse Laundromat, Models L-5 (previously approved re Westinghouse Laundromat Models CM1-4, LM4, RL1 and RU1).

APPEARANCES—
For Applicant: F. A. Lowery.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

MINUTES

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (477-46-SA—Vol. III)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 12, 1950

Re: Cal. 477-46-SA—Vol. III.

Subject: Amendment to resolution to include Model L-5.

The Westinghouse Electric Corporation, New York, requested by letter, dated June 1, 1950, that the resolution adopted December 10, 1946 and May 25, 1948 and amended April 18, 1950, under Cal. 477-46-SA be reopened and amended so as to include Model L5. The case was reopened by a vote of the Board June 20, 1950.

Purpose

This appliance is an automatic clothes washing machine.

Description

The Model L5 is identical in design and operation to the Model L4 (Approved April 18, 1950 under Cal. 477-46-SA). The only changes being external, namely, a ring of chrome around the door, a larger control dial and a scale located in the door so that the user can weigh the clothes before placing them in the washer.

Recommendation

On the basis of the data filed by the applicant and the changes being those that do not affect the submerged inlet feature, the Committee on Test recommends that the resolution adopted December 10, 1946 and May 25, 1948 and amended April 18, 1950, under Cal. 477-46-SA, be amended so as to include Model L5 on condition that the requirements of the resolution adopted December 10, 1946 and May 25, 1945, under Cal. 477-46-SA, be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of December 10, 1946 and May 25, 1948, as amended April 18, 1950, in accordance with the above report.

61-50-SA

APPLICANT—McEntee and O'Connor, for Aldrich Company, owner-manufacturer.

SUBJECT—Aldrich Heat-Pak Oil Burners, Models AX-CX-SAX 1, 2 and 3, BX and JU, approval of.

APPEARANCES—
For Applicant: James F. McEntee.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (61-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 6, 1950

Re: Cal. 61-50-SA

Subject: Aldrich Heat-Pak Oil Burner Models AX, CX, SAX, 1, 2, 3, BX and JU, approval of.

The Aldrich Company of Wyoming, Illinois filed December 19, 1949, an application with the Board of Standards and Appeals for approval of the Aldrich Heat-Pak Oil Burner Models AX, CX, SAX, 1, 2 and 3, BX and JU under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A gun type conversion oil burner for domestic and commercial installations.

Description

This is a mechanical draft conversion oil burner suitable for installations in hot water, warm air or steam boilers, and consists of a blower housing standard NEMA or two volt mounting electric motor 1750 RPM 115 volt 60 cycle, a sirocco type fan, Sunstrand or Webster pump regulating vale and strainer, an Aldrich 9500 volt transformer. The blower housing is cast iron and is machined so that the pump and motor are maintained in proper alignment. The controls consist of a Minneapolis Honeywell type RA117A Protecto relay LA419A airstat Warm air limit LA409A Aquastat Hot Water limit or P-404-A Pressuretrol steam limit.

The models vary as to range, Model CX Range .75 to 2.00 GPH, Model AX .75 to 4.50, Model SAX, 1.2.3. .74 to 4.50 Model BX 4.00 to 8.50, Model JU 7.00 to 19.00 GPH. This burner has been approved by the Underwriters' Laboratories Misc. Petroleum 1018 Applic. 47C-45-48.

Inspection and Test

The burner was inspected and tested at 5621 Delafield avenue, New York City. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and J. F. McEntee representing the applicant.

This burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner as provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits. With the oil cut off the controls functioned in 40 seconds. All parts are so designed as to maintain alignment and to permit interchangeability. With a stack temperature of 485 deg. the CO_2 contents of the flue gases was 8¼%.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Tests recommends the approval of the Aldrich Heat-Pak Oil Burner, Models AX, CX, SAX 1.2.3., BX and JU, for domestic and commercial installation with fuel oil not heavier than No. 3 U. S. Department of Commerce standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 61-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

MINUTES

223-50-SM

APPLICANT—Philan, Inc., for Columbus Coated Fabrics Corp., owner-manufacturer.

SUBJECT—Wall-Tex (fabric wall covering), approval of.

APPEARANCES—
For Applicant: A. Albert Cooper.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (223-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 10, 1950

Re: Cal. 223-50-SM

Subject: Wall-Tex (Fabric Wall Covering), approval of.

Philan, Inc., for Columbus Coated Fabrics Corp., Columbus, Ohio, filed March 16, 1950, an application with the Board of Standards and Appeals for approval of the material known as Wall-Tex (fabric wall covering) under the provisions of C26-667-.0.7.b Administrative Building Code.

Purpose

This material is to be used as a wall covering, as provided for in C26-667.0.7.b Administrative Building Code.

Description

Wall-Tex is a canvas covering, made of cotton muslin which weighs 2 ozs. per sq. yard. This muslin is thin coated with a coating oil and color pigments, giving a total weight of 7.95 ozs. per sq. yd. The total overall thickness is 0.008 inches.

In the process of manufacture the muslin is cleaned and calendered to soften it, then coated with a linseed oil base paint. Patterns are printed by intaglio process with pyroxylin lacquers and the patterns are embossed, at room temperature with a finishing grain.

Inspection and Test

Samples of Wall-Tex were inspected at the office of the Board and found to comply with the specification in regards to thickness. Present at the inspection were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of Wall-Tex (fabric wall covering) for use under the provisions of C26-667.0.7.b Administrative Building Code, on condition that it be attached directly upon incombustible material having a plane smooth and dry surface with an approved adhesive and further that each container in which Wall-Tex is marketed shall be labelled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 223-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

344-50-SA

APPLICANT—A. O. Smith Corporation, owner-manufacturer (Ben Beverly Equipment Co., agent).

SUBJECT—Smithway Vertical Turbine Pump 4 in. through 16 in. (open and closed impellers), approval of.

APPEARANCES—
For Applicant: Arthur Afgar.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (344-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 10, 1950

Re: Cal. 344-50-SA

Subject: Smith Vertical Turbine Pump—4 inch through 16 inches (open and closed impellers), approval of.

A. O. Smith Corporation, New York, filed March 16, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as Smithway Vertical Turbine Pump under the provisions of C19-57 and C19-69 Administrative Code.

Purpose

The pump is used for underground tank or barge unloading service in the oil or gasoline industry.

Description

The pump consists of Discharge Head Assembly; Column Assembly, Pump Bowl Assembly Suction Pipe and Assembly, Impellers and Motors.

Discharge Head Assembly—Discharge heads can be fitted with any type of driver: electric motor, gear, belt, or steam turbine. The discharge heads are formed of extra heavy steel plate. After forming, the entire assembly is welded into a compact, rugged unit of exceptional strength and toughness. Mounting flanges are precision machined after forming to insure permanent, true alignment with the driver and column assemblies.

On oil lubricated models, a tension box assembly mounted on a resilient steel plate and connected to a shaft tube provides a means for maintaining positive tension and straight, rigid head shaft and bearing alignment. All working parts are readily accessible for servicing and maintenance.

Column Assembly—The oil lubricated assembly is made up of an outer column pipe, and a water tight inner shaft tube which serves as a rigid support and oil conductor for the line shaft and bearings.

Outer column is made from high quality Smithway pipe, furnished in uniform ten-foot lengths with either screwed or flanged ends as specified. The shaft tube is fabricated from extra heavy steel pipe. Shaft tube ends are accurately machined and threaded on the inside to receive the heavy extra length bronze line shaft bearings which also serve as connectors for each length of tube.

Smithway line shafts are precision machined, ground and polished to exacting standards of straightness and roundness. Ends of each ten-foot section are accurately faced, threaded, and counter-bored to provide a perfectly square butt joint.

Pump Bowl Assembly—The bowl assembly consists of a suction and discharge connection, a stainless steel bowl shaft and the required number of bronze impellers and intermediate bowls. Pump bowls are machined from hard, close-grained cast iron or semi-steel and fitted with smooth, streamlined diffusion vanes. Heavy-duty bronze bearings pressed in place, then bored and reamed to size, assure true alignment and smooth rotation of the pump shaft. Smithway bronze impellers are of the non-overloading type; designed to insure efficient, vibration-free performance. Each

impeller is securely locked to the pump shaft by means of a tapered split collet. During assembly, vertical running clearances of all impellers are set exactly alike. A special adjustment feature in the driver unit makes it possible to maintain these original running clearances in operation, assuring maximum pumping efficiency year after year.

Suction Pipe and Strainer—A Suction pipe is normally supplied of the same diameter as the column pipe. The heavy galvanized strainer welded to the end of the suction pipe is designed to provide maximum protection against clogging, without interfering with flow. Free area of the strainer is approximately four times that of the suction pipe. All adjacent moving surfaces in the Smithway vertical turbine pumps are bronze against steel or bronze against iron; and in no instance is steel against steel or iron against steel used in the construction. The pumps are explosion-proof.

Inspection and Test

A pump was inspected and tested at 38-02 28th street, Long Island City, New York, July 10, 1950. Present at the inspection were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and J. T. Matthews, representing the applicant. The device was found to operate as designed.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Smithway Vertical Turbine Pump—4 inch through 16 inch open and closed impellers, for use in New York City for pumping oil and gasoline from barges or tanks when installed and operated in accordance with the requirements of the Administrative Code and the Oil Burner rules of the Board of Standards and Appeals, provided the pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 344-50-SA."

(Sgd.) Harris H. Murdock,
Chairman,

Leslie V. Huber,
Chief Engineer,

John A. Darts,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

345-50-SA

APPLICANT—A. O. Smith Corporation, owner-manufacturer (Ben Beverly Equipment Co., agent).

SUBJECT—Smithway Type VC Pump 4 in. through 16 in. Open and Closed Impellers, approval of.

APPEARANCES—
For Applicant: Arthur Afgar.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (345-50-SA)

Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 345-50-SA July 12, 1950

Subject: Smithway Type "VC" Pump—4 inch through 16 inch—Open and closed Impellers, approval of.

A. O. Smith Corporation filed March 16, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as the Smithway Type VC Pump 4 inch through 16 inch Open and Closed Impellers under the provisions of C19-57 and C19-69 Administrative Code.

Purpose

The pump is designed for feeding, charging, recycling or transferring and unloading of high volatile liquids.

Description

The pump consists of Nozzle Head, Shaft Couplings, Seal, Pump Shaft and Bearings Outer Column or Barrel and Impellers.

Smithway Type VC Pumps are vertical multi-state pumping units, the elements of which are rigidly mounted and enclosed within a steel outer suction barrel. Impellers are either closed or semi-open design.

Nozzle Head—The nozzle head is of welded all-steel construction. It contains the suction and discharge nozzles which are located on the same center line, normally 180 deg. apart. In special cases, nozzles may be located in positions other than standard. An inner flange located above the suction and discharge nozzles supports the multi-stage pumping unit. The electric motor or steam turbine driving unit is mounted on the top flange of the nozzle head. Underwriters' approved explosion-proof motors are used wherever required.

Shaft Coupling—The pumps are available with hollow motor shaft—in which case no shaft coupling is required; or with solid shaft, in which case they are furnished with direct rigid type coupling designed to provide for accurately setting the proper impeller clearances.

Mechanical Seal—A mechanical seal or optional stuffing box effectively prevents leakage around the shaft of the pump. The stuffing box contains eight rings of packing and is provided with "in and out" sealing connections to the cage ring. It is also furnished with water jacket cooling. A drain is provided on the lower cage ring which bleeds off to the suction side of the pump through a by-pass passage to the top flange.

Pump Shaft and Bearings—The pump shaft is of specially selected non-corrosive chrome steel, heat treated and accurately ground. This shaft is fitted with extra length self-lubricated bronze sleeve bearings. The pump requires no lubrication at any point other than the bearing of the driving unit.

Materials—The material for the component parts are as follows:

Outer Barrel—Steel, Nozzle Head—Steel, Pumping Bowls—Cast Grey Iron Impellers—Bronze, Shaft Bearings—Bronze, Sleeve Bushings—Bronze Shaft—Stainless Steel.

All adjacent moving surfaces in the Smithway VC Pump are bronze against steel or bronze against iron. The pumps are explosion-proof.

Inspection and Test

A pump was inspected and tested at 38–02 28th Street, Long Island City, New York, July 10, 1950. Present at the inspection were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and J. T. Matthews, representing the applicant. The device was found to operate as designed.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Smithway Type VC Pump 4 inch through 16 inch open and closed impellers, for use in New York City for pumping oil and gasoline from barges or tanks when installed and operated in accordance with the requirements of the Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals, provided the pump bears a label permanently affixed reading: "Ap-

proved by the Board of Standards and Appeals for use in New York City under Cal. No. 345-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance, in accordance with the above report.

461-50-SM

APPLICANT—The Dexolium Corporation, owner–manufacturer.
SUBJECT—Dexolium-Woven Cotton Vinyl Coated Light Weight (Fire Retardent), approval of.
APPEARANCES—
For Applicant: Carlos von Dexter.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (461-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 461-50-SM July 6, 1950
Subject: Dexolium-Woven Cotton Vinyl Coated Lightweight (Fire Retardent), approval of.

The Dexolium Corporation, Norwalk, Connecticut filed May 31, 1950 an application with the Board of Standards and Appeals for approval of the material known as Dexolium-Woven Cotton Vinyl coated lightweight)—under the provisions of C26–667.0.7.b Administrative Building Code.

Purpose

This material is to be used as a veneer, cemented to an incombustible backing, without restriction as to location.

Description

Lightweight Dexolium consists of a cotton fabric base, saturated with a vinyl compound to render it fire retardent. The treated base is then fused to a vinyl surface.
The overall thickness of this material is 0.012 inches.

Inspection and Test

Tests were conducted at the Better Fabrics Testing Bureau June 1, 1950. Present at the test were J. A. Darts, Engineering Division. Committee on Test, C. von Dexter of the Dexolium Corporation and W. H. Masterson, representing the applicant. Tests were conducted in accordance with the requirements of the Flameproofing Rules of the Board on various colored samples of Dexolium.
There was no flashing, flaming or glow out of the charred area and the maximum time of glow, in the charred area was 16 seconds on a Gray sample which may be disregarded in accordance with Rule 4.3 of the Flame-proofing Rules of the Board.
The material was checked for thickness and was found to average 0.012 inches.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test is of the opinion that the material known as Dexolium possesses inherent flameproofing properties and accordingly recommends approval for use under C19-161 Administrative Code on condition that the requirements of the Flameproofing Rules of the Board are complied with.
The Committee further recommends the use of the material known as Dexolium as a veneering material as provided in C26-667.0.7.b when cemented to an incombustible backing with an approved adhesive, on condition that each wrapper or container in which Dexolium (lightweight) is marketed shall be labelled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 461–50-SM."

(Sgd.) HARRIS H. MURDOCK.
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material, in accordance with the above report.

462-50-SM

APPLICANT—The Dexolium Corporation, owner-manufacturer.
SUBJECT—Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent), approval of.
APPEARANCES—
For Applicant: Carlos von Dexter.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (462-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

July 6, 1950
Re: Cal. 462-50-SM
Subject: Dexolium-Woven Fibreglass Vinyl Coated Heavy Duty (Fire Retardent), approval of.

The Dexolium Corporation, Norwalk, Connecticut filed May 31, 1950 an application with the Board of Standards and Appeals for approval of the material known as Dexolium-Woven Fiberglass Vinyl Heavy Duty (Fire Retardent) under the provisions of C26-667.0.7.b Administrative Building Code.

Purpose

This material is to be used as a veneer, cemented to an incombustible backing, without restriction as to location.

Description

Dexolium, Heavy Duty consists of a woven fibre glass fabric that is fused to a vinyl (organisol) coating.
The overall thickness of this material is 0.017 inches.

Inspection and Test

Tests were conducted at the Better Fabrics Testing Bureau June 1, 1950. Present at the test were J. A. Darts, Engineering Division, Committee on Test, C. von Dexter of the Dexolium Corporation and W. H. Masterson, representing the applicant. Tests were conducted in accordance with the requirements of the Flameproofing Rules of the Board on various colored samples of Dexolium.
There was no flashing, flaming or glow out of the charred area and the maximum time of glow, in the charred area was 1 second on a Gray sample which may be disregarded in accordance with Rule 4.3 of the Flameproofing Rules of the Board.

The material was checked for thickness and was found to average 0.017 inches.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test is of the opinion that the material known as Dexolium possesses inherent flameproofing properties and accordingly recommends approval for use under C19-161 Administrative Code on condition that the requirements of the Flameproofing Rules of Board are complied with.

The Committee further recommends the use of the material known as Dexolium as a veneering material as provided in C26-667.0.7.b when cemented to an incombustible backing with an approved adhesive, on condition that each wrapper or container in which Dexolium (heavy duty) is marketed shall be labelled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 462-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

991-47-SA—Vol. II

APPLICANT—Dravo Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to unlined metal outlet piping—re Dravo Counterflo Oil-Fired Heaters, Models 40, 50, 75, 100, 125, 150, 175 and 200, Types LO and HO (previously approved).

APPEARANCES—
For Applicant: George C. Cummings and M. A. Stern.

ACTION OF BOARD—Application reopened for report as to proposed amendment re unlined metal outlet piping.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

376-50-SM—Vol. I

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Yula Double Tube Sheet Fuel Oil Heater, approval of.

APPEARANCES—
For Applicant: R. B. Zinser.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

376-50-SM—Vol. II

APPLICANT—Yula Water Heaters, Inc., owner.

SUBJECT—Application for consideration — reopening as Vol. II—re amended new design (Yula-Trol Fuel Oil Heater, Model PRH-101G), (Vol. 1—re Yula Double Sheet Fuel Oil Heater, to be withdrawn).

APPEARANCES—
For Applicant: R. B. Zinser.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

180-45-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sherwill Holding Corp., owner (Flatbush Memorial Chapel, Inc., lessee).

SUBJECT—Application reopened June 20, 1950 as Vol. II, re Appeal from a decision of the borough superintendent (previously withdrawn after discussion).

PREMISES AFFECTED—1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (180-45-A—Vol. II)

WHEREAS, this appeal, affecting premises 1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn, was reopened by vote of the Board June 20, 1950, to consider a decision of the borough superintendent, the appeal having previously been withdrawn on June 19, 1945; and

WHEREAS, the decision of the borough superintendent, dated May 23, 1950, on Alt. Applic. 2229-49, reads: .

"1. Provide exits from 2nd floor, adequate to accommodate floor area as in Sect. 6.1.2.2.3 Bldg. Code.

2. Two means of egress from chapel on 2nd floor to be provided remote from each other as in Sect. 6.1.2.2.1 Bldg. Code.

3. Stairs to be enclosed with material, having a 3 hr. fire rating and openings to be protected by F.P.S.C. doors as in Sect. 6.4.1.8.1 Bldg. Code.

4. Stairs to continue to roof as per Sec. 6.4.1.11."

and

WHEREAS, the applicant states that the building is one story, 28 ft. in height; 40 ft. by 90 ft. in area, of Class 3 construction, on a lot 60 ft. by 100 ft. in area, erected 1929, located in a business use, C area, Class 1½ height district and used and occupied since 1929—cellar, ordinary storage, 1st floor, mortuary, office, storage, stock room and garage for 4 cars, 5 persons; 2nd floor, chapel. sitting room, reposing room and toilets, 262 persons; that the building is provided with a one-source sprinkler system in the 2nd floor hall; that there is one 5 ft. wide iron stairs enclosed in partitions of metal lath and plaster, equipped with wood and fireproof doors which doors are self-closing on the 1st floor only; stair hall leads direct to street and is provided with a ladder and scuttle to roof; that in addition there is proposed an exterior stair on the south side of the building to lead to the yard which in turn leads direct to street; and

WHEREAS, Violation 323-44, was issued by the borough superintendent May 18, 1949, for occupying the 2nd floor as a place of assembly without a permit; and

WHEREAS, the applicant contends that the building was erected under N.B. Applic. 13016 of 1928 and certificate of

occupancy issued to permit its use on the first floor as a garage for four cars, mortuary and offices and on the 2nd floor as a chapel, rest and sitting rooms and a one family residence; that the building was altered in 1931, to provide a rest room and reposing room in the rear of the 2nd floor; that the dwelling was removed; that this work was done without permits; that the cellar ceiling is fireproof, the 1st and 2nd floor ceilings are fire retarded; that the garage is separated from the balance of the building with a fire retarded partition of metal lath and plaster; that the garage ceiling is fire retarded with half inch plaster boards, joints pointed and 26 gauge metal; that it is proposed to maintain the existing use and occupancy; and

WHEREAS, the applicant contends as to Objection 1, issued by the borough superintendent, that the building is provided with 5 ft. wide iron stairs from the 2nd floor to the street, a new 3 ft. 8 in. wide iron stairs leading directly to the side yard will be installed; that these exits will be more than ample to provide safe egress from the 2nd floor; and contends as to objection 2, that the two means of egress will lead directly off the public hall and both will be available to all rooms to the 2nd floor; that the public hall is enclosed with fire retarded partitions and sprinkler heads will be installed in such hall; that as to Objection 3, the stairs are enclosed on the 1st floor with fire retarded partitions consisting of metal lath and plaster, at the forward part of the public hall; that the rear partition of said hall will be fire retarded by having rock wool blown in between studs; that the proposed stairs will be open but will adjoin the blank brick wall of the building which has no openings therein; that this stair will be located 16 ft. 4 in. from the nearest lot line; that as to Objection 4, the present stair hall at the 2nd floor is equipped with a scuttle and iron ladder to roof; that as the building is isolated, continuing the stairs to the roof would not offer a refuge in an emergency; and

WHEREAS, the applicant further contends that as the building was originally approved for chapel on the 2nd floor and all conditions were legal and as safer conditions will be created by the installation of new 3 ft. 8 in. exterior stairs, sprinkler heads in the 2nd floor public hall and rock wool fire retarding of present hall partitions on the 2nd floor, it is requested that this appeal be granted.

Resolved, that the decision of the borough superintendent acting on Alt. Application 2229-49 be and it hereby is *modified* as to objections 1, 2, 3 and 4, and that the appeal be and it hereby is *granted on condition* that the exits from the second floor shall be maintained in accordance with the plans marked "Received June 6, 1950," three sheets, two sheets showing existing conditions and one sheet showing proposed conditions; that the number of persons permitted to occupy the second floor throughout shall not exceed 100 at any time; that a certificate of occupancy shall be obtained stating this occupancy; that the doors leading from the chapel to the exits as proposed shall be made double-acting so as to swing in the direction of exit; that the exterior stair as proposed shall be located and maintained as indicated on such plans; that this variance shall continue only so long as the easement on the premises to accommodate the stairway is in force; that the sprinkler system in the hallway as proposed shall be maintained; that such sprinkler heads may be connected to the domestic water supply line provided the service from the street main is not less than 2 inches; that the partitions surrounding the hallway shall be fire-retarded as proposed on the first and second floors; that a scuttle and ladder to roof shall be maintained as proposed; that all doors opening upon such public hall shall be fireproof self-closing and any doors existing that are wood shall not be retained unless constructed of hard wood and made self-closing; that the building shall not be increased in height or area; that the garage space shall not be increased beyond the space as now shown; that any doors opening from such garage space to the balance of the building shall be fireproof and self-closing; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

313-50-A

APPLICANT—Andrew DiCamillo, for James Kalos, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (313-50-A)

WHEREAS, Andrew Di Camillo, for James Kalos, owner, filed May 9, 1950, an appeal from a decision of the borough superintendent, affecting premises 1324-1328 39th street, south side, 180 ft. east of 13th avenue (Block 5298, Lot 16), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1950, acting on Alt. Applic. 714-49, reads:

"1. Exits from all floors to comply with sec. 270 Labor Law.

2. Third floor to be adequate for 120 lbs. liveload." and

WHEREAS, the applicant states the building is 3 stories, 35 ft. 6 in. in height, 60 by 95 ft. in area at 1st floor, 40 by 95 ft. in area at 2nd floor, 40 by 20 ft. in area at 3d floor, Class 3 construction, erected in 1915, located in an unrestricted use, C area, Class 1 height district; used and occupied since 1950: 1st floor—wholesale produce establishment, 25 persons; 2nd floor rear—assembling Venetian blinds, 4 persons; 2nd floor front—vacant; 3rd floor—vacant; proposed to be used and occupied: 1st floor—wholesale produce establishment and storage of two automobile trucks—25 persons; 2nd floor rear, assembling Venetian blinds, 10 persons; 2nd floor front—light manufacturing, 14 persons; 3rd floor—storage, 1 person; that the building is provided with one 4 ft. 3 in. wide wood interior stairs enclosed in partitions of wood studs covered with plaster boards and 26 gauge metal, equipped with fireproof, self-closing doors leading direct to street and provided with ladder and scuttle to the roof and one Labor Law fire escape at the front, extending to roof by ladder and street by stair; that windows on course of fire escape will be made fireproof, self-closing; and

WHEREAS, Violation 6430/43 issued by the borough superintendent September 15, 1949, was for changing the occupancy of the building from storage for wagons to wholesale market without a certificate of occupancy; and

WHEREAS, the owner was convicted and fined in the Municipal Term, Magistrates Court on February 9, 1950, on charge of violating Section C26-185.0 of the Administrative Code for not having a certificate of occupancy; and

WHEREAS, Certificate of Occupancy No. 59462 issued February 1, 1930, upon completion of work under Alt. Permit 9318/29, permits the 3-story portion of the building to be used and occupied as follows: 1st floor—plumbing supply; 2nd floor—storage of upholstery, 50 lbs. liveload, 4 persons; 3d floor, same, 40 lbs. liveload, 1 person; and

WHEREAS, Certificate of Occupancy No. 109905 issued February 11, 1944, upon completion of work under Alt. Applic. 9318/29, permits the use and occupancy of the 3-story portion as follows: 1st floor—wholesale produce establishment; 2nd floor—storage, 50 lbs. liveload; 3rd floor—storage, 40 lbs. liveload; and

WHEREAS, Certificate of Occupancy No. 24429 issued February 19, 1924, permits the use of the 1-story portion as wagon storage under Permit No. 7961/23; and

WHEREAS, the applicant contends that the objections of

the borough superintendent were raised on amendment to Alt. App. 714/29 due to the proposal to increase the number of occupants on the 2nd floor from 4 to 24 and to subdivide the 2nd floor; and

WHEREAS, the applicant states that the premises were originally divided into two lots 16 and 17; that on lot 16 there was a one-story masonry structure; that these two plots were combined in April, 1950 and are now know as lot 16; that the 3-story structure was erected in 1915 under N.B. 4258/15 for use as follows: 1st story—wagon storage; 2nd floor—stable and 3d floor—hay loft; that the one-story structure was erected in 1923 for wagon storage under Alt. Application 9318/29 for use as follows: 1st floor—plumbing supply; 2nd floor—storage; 3d floor—storage; that in 1944 Certificate of Occupancy No. 109905 was issued for the 3-story building to be used as follows: 1st floor—wholesale produce, 25 persons; 2nd floor—storage, 4 persons; 3d floor —storage, 1 person; that in 1949 both buildings were altered under Alt. No. 714/49, plans approved and work almost completed for occupancy as follows: 1st floor—wholesale produce, 25 persons; 2nd floor—light manufacturing, 4 persons; 3d floor—storage, 1 person; that an amendment was filed to change the occupancy as follows: 1st floor — wholesale produce establishment and storage of two auto trucks, 25 persons; 2nd floor — light manufacturing, 24 persons; 3d floor — storage, 1 person; and

WHEREAS, the applicant contends that relief is sought from the provisions of Section 270 of the Labor Law and from the requirements of the Building Code as to the required 120 lbs. per sq. ft. liveload on the 3rd floor; that the main stair to the 2nd floor is 4 ft. 7 in. wide with hand rails each side; that the stair is wood enclosed in wood studs covered with plaster boards and 26 gauge metal; that the doors leading from shop on 2nd floor to public hall will be one-hour fireproof, self-closing; that public hall partitions on 2nd floor will be fire-retarded with one hour rating; that the 3d floor is reached by an open stairs 3 ft. 8 in. wide which is located at front of 2nd floor; that it is proposed to subdivide the 2nd floor for two tenants by constructing a 1-hour test partition across the width of the building, provided with a one-hour fireproof self-closing door therein; that a new Labor Law fire escape will be erected on the front of the building as a secondary means of egress; that all openings along the fire escape will be fireproof; that the front tenant will have direct access to the fire escape and the rear tenant will have access to the fire escape by means of a door leading to and across the roof of the 1-story structure; that the underside of this roof will be protected with plaster boards and 26 gauge metal throughout; that there are four fixed skylights in the one-story roof which will be glazed with wire glass if the Board so directs; that the 3d floor was used for accessory storage since its erection and will now be used by the tenant on the 2nd floor for occasional occupancy by one person; that this floor is good for 50 lbs. liveload and such liveload will be posted and in leasing these quarters provisions will be made in the lease to that effect; that the first floor is used as a wholesale fruit establishment with an occupancy of 25 persons and for the storage of two trucks used in conjunction with this business; that interconnecting openings on the first floor are provided with fireproof doors; that there is no manufacturing on the first floor; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 714-49 and that the application be and it hereby is *granted* as to objection 1 *on condition* that the exits shall be maintained substantially as proposed and as indicated on plans filed with this application marked "Received May 9, 1950," three sheets; as to objection 2, that the third floor shall be used for storage only and at no time shall exceed a loading of 50 lbs. per superficial foot; that the floor loads shall be posted on each floor; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

401-50-A

APPLICANT—Norman Lederer and Leonard Joseph, for Caroline M. Mosby, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—172-19 111th avenue and 110-56 173rd street, northwest corner (Block 10271, Lot 11), St. Albans, Borough of Queens.

APPEARANCES—
For Applicant: Norman Lederer, Rev. Ronald Macdonald and Caroline M. Mosby.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (401-50-A)

WHEREAS, Norman Lederer and Caroline M. Mosby, owners, filed June 8, 1950, an appeal from a decision of the borough superintendent, affecting premises: 172-19 111th avenue and 110-56 173d street, northwest corner (Block 10271, Lot 11), St. Albans, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated June 1, 1950, acting on amendment to Alt. Applic. 316/50, reads:

3. Class 3 bldg. used as hospital cannot exceed height of 20 ft. above curb. 4.2.1 (tabulation)."

and

WHEREAS, the applicant states that the building is 2 stories, 23 ft. 8 in. in height, 23 ft. 2 in. by 46 ft. in area at 1st floor, 23 ft. 2 in. by 23 ft. 2 in. in area at 2nd floor, of Class 3 construction, erected in 1921 on a lot 23 ft. 2 in. by 46 ft. in area, in a residence use, D area, Class 1 height district; used and occupied since erection: Basement: storage and boiler room; 1st floor, apartment; 2nd floor, apartment; proposed to be used and occupied upon completion of alteration as follows: basement, boiler room, dining room and storage, 4 persons; 1st floor and 2nd floor, nursing rooms, 8 and 9 persons respectively; that the building is provided with one existing interior stairs 3 ft. wide of wood construction, enclosed with stud and plaster, equipped with wood, self-closing doors; stairs lead direct to street and are provided with a ladder and scuttle to the roof; that it is proposed to construct one new masonry-enclosed stairway at the rear and extend same to roof by stairs and to street by ramp leading to 173rd street; window and door openings on course of proposed new stairway will be fireproof, self-closing; and

WHEREAS, the applicant states that the building was constructed in 1921 of poured concrete walls with wood floor beams and is of Class 3 construction except for an existing enclosed sun porch at the front of the building of frame construction, the walls of which will be removed and replaced with masonry so as to conform with the balance of Class 3 construction; and

WHEREAS, the applicant contends that the building will have only a small number of rooms on each floor, consisting of five rooms on each of the 1st and 2nd floors, excluding the nurses' stations; that the proposed occupancy requested includes nurses, orderlies, cook and porter; that the proposed plans agree with the Administrative Code with the exception of the height of the building which is limited to a height of 20 ft. above curb to top of roof beams; that the building is actually 23 ft. 8 in. from curb to top of roof beams; that it is proposed to erect an enclosed stairway at the rear from curb level to a bulkhead at the roof, constructed of cinder block walls, steel stairs and concrete arches with self-closing fireproof doors to serve as a prim-

ary means of egress; that the wood stairs in the front of the building will remain as a secondary means of egress.

Resolved, that the decision of the borough superintendent dated June 1, 1950 acting on amendment to Alt. Applic. 316-50, objection 3, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that this variance shall be continued only so long as the conditions as set forth and as herein permitted are maintained and the premises shall be maintained to the satisfaction of the Health and Hospital Departments as they may have jurisdiction.

445-50-A

APPLICANT—Irving Baron, for Francis Manor Homes Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—140-06, 140-10, 140-14, 140-18 and 140-22 15th avenue, south side from 140th to 141st streets (Block 4126, Lots 18, 20, 22, 24 and 26), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Irving Baron.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (445-50-A)

WHEREAS, Irving Baron, for Francis Manor Homes Inc., owner, filed June 21, 1950, an appeal from a decision of the borough superintendent, affecting premises 140-06 to 140-22 15th avenue, south side, between 140th and 141st streets (Block 4126, Lots 18, 20, 22, 24 and 26), Whitestone, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1950, acting on N.B. Applic. 4196 to 4200/50, inclusive, reads:

"1. The erection of a frame dwelling on a plot located in the fire limits is contrary to sec. 4.1.2 of the Building Code."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. by 100 ft. in area, located in an unrestricted use, D area, Class 1 height district, which it is proposed to subdivide into five 40 ft. lots and erect on each lot a 1½ story frame one family dwelling 21 ft. in height, 25 ft. 10 in. by 32 ft. in area, set back from the 15th avenue building line a distance of 20 feet, into which setback front entrance steps will project; side yards will be provided so that no dwelling will be nearer than 8 ft. to the next adjoining dwelling; the buildings will be surfaced on the exterior with asbestos siding except that the front will be surfaced with wood shingles and the roof surfaced with asphalt shingles; and

WHEREAS, the applicant contends that the area of the south side of 15th avenue between 140th and 141st streets is adjacent to a city park, the restricted Whitestone Parkway area and the residential area; that the premises are situated in an isolated area remote from other buildings in the unrestricted district and it is felt that the proposed buildings will not in any way be objectionable to the adjacent areas.

Resolved, that the decision of the borough superintendent dated June 13, 1950 acting on N.B. Applications 4196 to 4200-50 inclusive, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the erection of frame structures within the fire limits on the lots as proposed and as indicated on plans filed with this appeal marked "Received June 21, 1950," three sheets, and marked "Received September 7, 1950," one sheet, *on condition* that the buildings shall be in conformance with the requirements for single one family residential buildings when erected outside the fire limits and for occupancy of one family for each dwelling; that the coverage and area requirements shall be in compliance with the requirements of a D area residential district; that if private accessory garages are constructed, they shall comply as for a lot located in a D area residence district; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto.

494-50-A

APPLICANT—Lama, Proskauer and Prober, for Brooker Realty Corp., owner (Mercantile Ship Repair Co. Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—290 Columbia street, west side, 25 ft. south of Summit street (Block 357, Lot 34), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (494-50-A)

WHEREAS, Lama, Proskauer and Prober, for Brooker Realty Corporation, owner, Mercantile Ship Repair Company, Inc., lessee, filed June 26, 1950, an appeal from a decision of the borough superintendent, affecting 290 Columbia street, west side, 25 ft. south of Summit street (1st floor) (Block 357, Lot 34), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated June 12, 1950, acting on N.B. Applic. 729-50, reads:

"1. Proposed frame structure within fire limits is contrary to 4.1.2 of the Code and also 4.2.1 of the Code.

"2. Enclosure walls required as in Sect. 3.2.4 of the Code."

and

WHEREAS, the applicant states that the building is one story, 14 ft. in height, 25 ft. by 62 ft. 6 in. in area, of Class 4 construction, erected 1944, located on a lot 25 ft. by 62 ft. 6 in. in area, in a business use, A area, Class 1 height district and used and occupied since 1944 for sheet metal cutting, 3 persons; and

WHEREAS, Violation 1561-44, was issued April 15, 1944, for erecting a frame structure without a permit; and

WHEREAS, the applicant contends that the premises are developed with a one story frame structure used for sheet metal cutting in conjunction with the adjoining building; that the building was erected during the war for ship repair work; that although the building is classified as frame, the walls of all adjoining buildings are brick and all openings on the west are protected with fireproof doors and assemblies having 3-hour rating; that posts and girders supporting the roof beams are 12 in. by 12 in. timbers and are slow burning; that the building is only one story in height and if any of the adjoining buildings are demolished the owner of the building in question will erect his own brick enclosure walls; that it is therefore requested this appeal be granted.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 729-50, objections 1 and 2, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and otherwise shall be maintained substantially as proposed and as indicated on plans filed with this appeal marked "Received June 26, 1950," two sheets, and marked "Received July 26, 1950," one sheet; that in the event that either building adjoining is removed

the side lot line enclosing walls shall be erected complying with the requirements of the building code; that this variance shall continue only so long as this proposed building is occupied and maintained as proposed in conjunction with the adjoining building facing on Summit street.

508-50-A

APPLICANT—Norman Lederer and Leonard Joseph, for Howard Steinberg, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—175 Beach 48th street, west side, 188 ft. south of Edgemere avenue (Block 337, Lot 38), Arverne, Borough of Queens.

APPEARANCES—
For Applicant: Norman Lederer.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (508-50-A)

WHEREAS, Norman Lederer and Leonard Joseph, for Howard Steinberg, owner, filed June 27, 1950, an application pursuant to Section 35 of the General City Law, to permit the erection of a building on a lot, a portion of which lot lies within a mapped street widening, (Beach 48th street) and the use of such portion of the lot within the proposed widening in computing the permitted area of coverage and the required yards, affecting premises 175 Beach 48th street, west side, 188 ft. south of Edgemere avenue (Block 337, Lot 38) Arverne, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1950, acting on N.B. Applic. 3012-50, reads:

"13M. Proposed building, as shown on plot plan filed June 14, 1950, occupies area in excess of area permitted as per Sec. 14(e) zoning resolution in that a portion of lot (5′ ± Beach 48th st.) lies partly in bed of a mapped street and thereby contravenes the provisions of Art. 3, Sec. 35, General City Law.

"14M. Rear yard of proposed building not of depth required (25% of depth of lot) as per Sec. 14(a) zoning res."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. by 90 ft. in area, located in a residence use, D area, Class 1 height district, upon which it is proposed to erect a one story building, 15 ft. in height; 190 ft. by 67 ft. 6 in. in area, of Class 3 construction, for use as a class A multiple dwelling; and

WHEREAS, the applicant contends that permission is sought pursuant to the power vested in the Board by Section 35 of the General City Law to use that portion of the lot in the same ownership within a mapped street widening as part of the area of the lot for the purpose of calculating allowable coverage and yards under the zoning resolution; that the lot is 90 ft. deep with a frontage of 200 ft.; that the mapped widening of 5 ft. for a court yard along the entire frontage was placed on the city map on June 17, 1926; that no further action or decision has been taken by the city to proceed with the street widening for the acquisition of this portion of the plot; that the proposed building will at no point occupy any portion of the mapped street widening; that the lot has a total of 18,000 sq. ft. with allowable coverage of 55%, totaling 9,900 sq. ft.; that the building will occupy an area of 9,856 sq. ft.; that the borough superintendent has refused permission to calculate the area of the plot at more than 85 ft. deep, contending that the 5 ft. within the mapped street widening is not part of the property even though its title thereto is still held by the owner; that it is requested in calculating the area of the proposed building the owner be permitted to consider the entire lot for which he holds title and upon which he pays taxes; that the depth of the rear yard will be figured upon the allowable depth, either 85 or 90 ft. depending upon the decision of the Board and will be 25% of that depth reduced by allowance for setback in the front as permitted by the zoning law.

Resolved, that the decision of the borough superintendent acting on N.B. Application 3012-50, objections 13M and 14M, be and it hereby is *modified* and the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the use of the portion of the lot along Beach 48th street as mapped for proposed future street widening and to permit such area while in the possession of the owner of the balance of the plot to be included in the calculation of coverage of the proposed building and as to the depth of the required rear yard *on condition* that in all other respects the proposed building and occupancy shall comply with all laws, rules and regulations applicable thereto.

654-47-A

APPLICANT—Joseph Mitchell, for 681 5th avenue Corp., owner (Elizabeth Arden Sales Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a temporary term).

PREMISES AFFECTED—681 5th avenue, east side, 58 ft. south of East 54th street (5th, 6th, 7th floors); (Block 1289, Lot 72), Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph Mitchell.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (654-47-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting 681 5th avenue, east side, 58 ft. south of East 54th street (5th, 6th and 7th floors); (Block 1289, Lot 72), Borough of Manhattan, was granted by the Board on July 22, 1947 on certain conditions; and

WHEREAS, the term of variance was extended June 8, 1948 and June 7, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1947, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . that this variance shall continue for not more than one (1) year from the date of this amended resolution; that the resolution adopted July 22, 1947, shall be complied with in all other respects (N.B. Applic. 1872-47)."

812-49-A

APPLICANT—Freed and Gordon, for Ruth V. Silberman, owner (Royal Lace Paper Works, Inc., lessee).

SUBJECT—Application for consideration—reopening and restoration to calendar based on new decision—re Appeal from a decision of the borough superintendent (previously withdrawn).

PREMISES AFFECTED—99 Gold street, southeast corner of Front street (sidewalk and 1st floor); (Block 56, Lot 3), Borough of Brooklyn.

APPEARANCES—
For Applicant: Miles A. Gordon.

MINUTES

ACTION OF BOARD—Appeal reopened, restored to calendar and granted on condition.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Depnty Chief Guinee 4
Negative 0

THE VOTE TO GRANT—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (812-49-A)

WHEREAS, Freed and Gordon for Ruth V. Silberman, owner, Royal Lace Paper Works, Inc., lessee, filed November 15, 1949, an appeal from a decision of the borough superintendent, affecting premises 99 Gold street, southeast corner Front street (Block 56, Lot 3), (1st floor) Borough of Brooklyn; and

WHEREAS, this appeal was withdrawn on May 2, 1950; and

WHEREAS, the applicant requested reopening of this appeal, restoration to the calendar and consideration by the Board; and

WHEREAS, the decision of the borough superintendent dated October 20, 1949, acting on B.N. Applic. 1197-49, reads:

> "The driveway to be created by the proposed curb cut is intended to provide access to a loading door which in actual use would require that the vehicle being loaded or unloaded would remain on the sidewalk during the process and thereby compelling pedestrian traffic to detour into the street to pass around such vehicle. Such use of the driveway in the opinion of the Superintendent would endanger pedestrians, C26-228.0 (Sec. 2.4.2.13.1 Subdivision 1a) 6) Administrative Code."

and

WHEREAS, the applicant states that the building is five stories and basement; 60 ft. 8 in. in height; 168 ft. by 100 ft. in area, on a lot 177.5 ft. by 159.10 ft. in area, in an unrestricted use, A area, Class 2 height district, erected in 1919, and used and occupied since 1936: basement, boiler room and storage, 10 persons; 1st floor, paper, 30 persons; 2nd floor to 5th floor, printing plant, 65 persons per floor; that the building is provided with an approved standpipe system, approved two source sprinkler system throughout, an interior fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide reinforced concrete fireproof enclosed stairs, equipped with fireproof self-closing doors and leading from roof to bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 80514, issued December 16, 1936, permits the following use and occupancy: basement, storage; subbasement, boiler room; 1st floor, factory, 35 persons; 2nd floor, factory and office, 55 persons; 3rd floor, factory, 45 persons; 4th floor, factory, 105 persons; 5th floor, factory, 100 persons, and indicates that the sidewalk slab is capable of sustaining a live load of 300 lbs. per sq. ft. and the driveway slab is capable of sustaining a live load of 500 lbs. per sq. ft.; and

WHEREAS, the applicant states that the work involved consists of a curb cut on Front street to serve a new freight loading door recently installed at the Front street building line under Alt. Applic. 1751-49; and

WHEREAS, the applicant contends that Alt. Applic. 1751-49 was approved on June 17, 1949, and the work was done; that subsequently B.N. 1197-49, requesting approval of the curb cut shown on Alt. Applic. 1751-49 was filed and denied by the borough superintendent after the freight entrance door at the building line was constructed; that the Board is requested to grant relief on the basis of the hardship to the owner in being denied the use of a curb cut to service the new door although it was constructed in accordance with an actually approved plan; and

WHEREAS, the applicant further contends that the new curb cut does not increase the pedestrian hazard as existing legal curb cuts adjoining the one now in question require sidewalk truck parking during unloading; that no additional trucks will unload due to the proposed curb cut but more trucks can unload at once thus reducing the time the truck will block the sidewalk; that no increase of truck traffic is contemplated by the proposed curb cut—merely the concentration of carload freight only at the new freight unloading door; that Front street is entirely industrial in use for both sides of this block and pedestrian traffic is minimal; and

WHEREAS, the applicant has filed with this appeal a drawing illustrating the existing curb cuts in the immediate vicinity and the proposed curb cut now in question; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and at the request of the Board the applicant endeavored to work out the suggestion for using the side yard for receiving and delivery of merchandise; that such suggestion proved impractical; that the Board, after inspection, deems that the danger to pedestrians is not sufficiently serious to justify the denial of cutting the curb as proposed, to be located opposite the accessory door to the premises for trucking purposes as approved by the Department.

Resolved, that the decision of the borough superintendent, acting on B.N. Applic. 1197-49, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the sidewalk curb to be constructed in the location as proposed and to be used as proposed, and as previously approved by the borough superintendent acting on Alt. Applic. 1751-49, on June 17, 1949, under which the work was completed, and as shown on plans filed with this appeal marked "Received November 15, 1949," 1 sheet, and "March 31, 1950," 2 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

893-49-A

APPLICANT—Dyker Building Co., Inc., for Glober Estates, Inc., owner (United States Post Office, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—500-538 West 54th street, south side and 501-539 West 53rd street, north side, 329 ft. 10 in. west of 10th avenue (basement); (Block 1082, part of Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: H. L. Dlyn.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (893-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 500-538 West 54th street, south side, 329 ft. 10 in. west of 10th avenue and 501-539 West 53rd street, north side, 329 ft. 10 in. west of 10th avenue (Block 1082, part of Lot 14), Borough of Manhattan was granted by the Board on February 15, 1950, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1950, by adding thereto:

> ". . . that the method of filling the gasoline storage tanks from the sidewalk with a filling pump inside the building line may be as proposed provided the system is to the satisfaction of the fire commissioner substantially

in accordance with revised plan marked 'Received September 12, 1949,' 1 sheet; that the pump shall be of a type as approved by the Board; that the vent line as required for the tanks shall be located on the front wall of the building adjacent to the fill line so that the vent and the lift pump will be under observation by the tank truck operator at all times while the tanks are being filled (Misc. F.P. Applic. 2313-49)."

171-50-A

APPLICANT—Marie Frommer, for Creative Looms, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—210 East 51st street, south side, 125 ft. east of 3rd avenue (street floor); (Block 1322, Lot 45), Borough of Manhattan.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

360-30-A—Vol. II

APPLICANT—Horn and Hardart Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re new decision of fire commissioner—re Appeal from an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—691-699 11th avenue, west side, from West 49th to West 50th street, 605-607 West 49th street and 600-624 West 50th street (Block 1097, Lots 27, 32½, 36 and 40), Borough of Manhattan.

APPEARANCES—
For Applicant: John Flood and Charles W. Egbert.

ACTION OF BOARD—Appeal reopened as Vol. II subject to the regular procedure, to consider a new decision of the fire commissioner.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

538-49-A—Vol. II

APPLICANT—George G. Miller, for Park 74th Realty Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—to consider amendment—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—101 East 74th street, north side, 25 ft. east of Park avenue (Block 1409, Lot 2), Borough of Manhattan.

APPEARANCES—
For Applicant: George G. Miller.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, for consideration of amendment.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

985-48-A

APPLICANT—Board of Transportation, City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition for a temporary term).

PREMISES AFFECTED—92 Brook street, south side, 121 ft. west of Pike street (ground floor); (Block 34A, Lots 1, 12, 22, 45 and 52), Tompkinsville, Borough of Richmond.

APPEARANCES—
For Applicant: N. C. McNaughton and Henry L. Stark.

ACTION OF BOARD—Request to reopen withdrawn, for extension of term, in view of the fact that the tanks are no longer used for the storage of gasoline; that the applicant will make an application with the Department of Housing and Buildings for the approval of the use of tanks for storage of Diesel fuel oil.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

344-16-S—Vol. III

APPLICANT—Emil Koeppel and Son, for Raybell Realty Corp., owner.

SUBJECT—Application reopened May 10, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—422 Withers street, southwest corner of Vandervoort avenue and northwest corner of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn.

APPEARANCES—
For Applicant: John McMahan.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to October 17, 1950, at 2 P.M. for inspection by a committee of the Board and for the applicant to verify the statement that there is a one-source sprinkler system in the building.

1095-48-A

APPLICANT—Irene von Horvath, for Martha Washington Associates, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street (Block 859, Lot 26), Borough of Manhattan.

APPEARANCES—
For Applicant: W. L. Messing.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to October 17, 1950, at 2 P.M. at request of the applicant.

THE RESOLUTION (1095-48-A)

WHEREAS, the applicant states that the work has been substantially completed as to the requirements of Section 67 of the Multiple Dwelling Law but several minor details interfere with obtaining a Certificate of Occupancy.

618-49-A

APPLICANT—Circle Control Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1780-1782 Broadway, east side,

75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Laid over to October 17, 1950, at 2 P.M. for inspection by a committee; applicant to be notified.

769-49-A

APPLICANT—Herman Miller, for Orange Willow Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Laid over to September 19, 1950, at 2 P.M. at request of the applicant.

770-49-A

APPLICANT—Herman Miller, for Orange-Willow Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—89-99 Columbia heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Thomas A. Larkin, Fire Dep't

ACTION OF BOARD—Laid over to September 19, 1950, at 2 P.M. at request of the applicant.

ZONING APPLICATIONS

324-29-BZ—Vol. II

APPLICANT—John A. Bensel, for May R. Hamilton, owner (Joseph C. Gessner, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and local retail use district, the reconstruction and enlargement of accessory building on existing gasoline service station (previously granted by the Board), to be used as a brake, battery and tire service, car washing, lubritorium and sale of auto parts and accessories.

PREMISES AFFECTED—231-06 Northern boulevard, southeast corner of 231st street (Block 8164, Lots 22 and 27), Bayside, Borough of Queens.

APPEARANCES—
For Applicant: John A. Bensel.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (324-29-BZ—Vol. II)

WHEREAS, this application, under sections 21, 7a 7b and 7c of the zoning resolution, to permit in residence and local retail use districts, the reconstruction and enlargement of an accessory building on an existing gasoline service station (previously granted by the Board) to be used as a brake, battery and tire service, car washing, lubrication and sale of auto parts and accessories, affecting premises 231-06 Northern boulevard, southeast corner of 231st street, (Block 8164, Lots 22 and 27), Bayside, Borough of Queens and was granted by the Board on January 31, 1950, on certain conditions; and

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 30, 1950, by adding thereto:

"... that in lieu of the provision recited in the resolution, as to heater room, the heater room may be omitted and the enclosed space as formerly proposed for heater may be occupied for storage purposes in connection with the gasoline station, and the heating of the premises may be by means of an approved gas fired heater as proposed (N.B. Applic. 2583-48)."

721-41-BZ—Vol. II and Vol. III

APPLICANT—Lama, Proskauer and Prober, for Yale Land Co., owner.

SUBJECT—Application for consideration — reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under setions 7e and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium and office and minor repairs (with hand tools only) may be permitted within the accessory building.

PREMISES AFFECTED—260-01 to 260-09 Horace Harding boulevard and 54-47 to 54-63 Little Neck parkway, northeast corner (Block 8274, Lot 128), Little Neck, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened, resolution amended and term of variance extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TERM OF VARIANCE—
Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3
Negative: Chairman Murdock 1

THE RESOLUTION (721-41-BZ—Vol. II and Vol. III)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry affecting premises 260-01 to 260-09 Horace Harding boulevard and 54-47 to 54-63 Little Neck parkway, northeast corner (Block 8274, Lot 128), Little Neck, Borough of Queens, was granted by the Board as Vol. II, July 15, 1947, on certain conditions, for a term of ten (10) years; and

WHEREAS, the motion of the Yale Land Company, intervener-respondent, in the matter of Helen Eckerman vs. The Board of Standards and Appeals, was granted by the Court on December 29th, 1947, remitting the matter to the Board to reconsider as to the section of the Zoning Resolution; and

WHEREAS, the resolution was amended, as Vol. III, May 25, 1948, affirming the resolution adopted by the Board July 15, 1947, under section 7e (instead of section 7f as formerly stated in the application which was inapplicable); and

WHEREAS, plans submitted by the applicant were approved on May 2, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of the term of variance; and

WHEREAS, the description of the premises has been corrected to read "northeast" corner of Horace Harding boulevard and Little Neck parkway, instead of "northwest" corner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 15, 1947, to extend the term of the variance, now stated as ten (10) years to fifteen (15) years from the date of this *amended* resolution.

837-47-BZ—Vol. II

APPLICANT—A. George Redgate, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from private garages, office and private gasoline station, to three 2-car garages, machine shop, motor vehicle repair shop, carburetor, and ignition work, lubritorium, auto laundry and office.

PREMISES AFFECTED—1204-1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D (Block 5213, Lot 13), Borough of Brooklyn.

APPEARANCES—
For Applicant: A. George Redgate.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (837-47-BZ—Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, machine shop and motor vehicle repair shop, affecting premises 1204 to 1206 Rogers avenue, west side, 75 ft. 10½ in. south of Avenue D (Block 5213, Lot 13), Borough of Brooklyn, was denied by the Board, as Vol. I, May 25, 1948; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from private garages, office and private gasoline station to three two (2) car garages, machine shop, motor vehicle repair shop, carburetor and ignition work, lubritorium, auto laundry and office, was granted by the Board, March 1, 1949, as Vol. II, on certain conditions; and

WHEREAS, the resolution was amended on April 11, 1950; and

WHEREAS, the applicant requested an extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 1, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within three (3) months from the date of this amended resolution (Alt. 2741-48)."

104-48-BZ

APPLICANT—Weschler and Schimmenti, for Corner Realty Corp., owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy from laundry to laundry and dry cleaning.

PREMISES AFFECTED—1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45-51), Borough of Brooklyn.

APPEARANCES—
For Applicant: Anthony Viviani.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (104-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the change in occupancy from laundry to laundry and dry cleaning, affecting premises 1809 Avenue Z and 2557 East 18th street, northeast corner (Block 7439, Lots 45 and 51), Borough of Brooklyn, was granted by the Board June 22, 1948, on certain conditions; and

WHEREAS, time to complete the work was extended on June 21, 1949, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 22, 1948, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that all permits have been obtained and that 75% of the construction work has been completed, that all work shall be completed within six (6) months from the date of this amended resolution (Alt. 4971-47)."

178-48-BZ

APPLICANT—Boak and Raad, for T. L. and L. Corporation, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and restricted retail use, C area district, the extension to existing commercial structure using more than the area permitted.

PREMISES AFFECTED—1-5 Greenwich avenue, 2-6 Christopher street, southeast corner and 403-415 Avenue of The Americas (6th); (Block 593, Lot 13), Borough of Manhattan.

APPEARANCES—
For Applicant: G. M. Klopstock.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (178-48-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence and restricted retail use, C area district, the extension to existing commercial structure using more than the area permitted, affecting premises 1 to 5 Greenwich avenue, 2-6 Christopher street and 403-415 Avenue of The Americas (Block 593, Lot 13), Borough of Manhattan, was granted by the Board July 7, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 22, 1949, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 7, 1948, as amended July 22, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

". . . in view of statement by the applicant that plans have been approved, that the work of construction is substantially under way, that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 27-48)."

(Remaining minutes will be printed in the Bulletin of September 26, 1950).

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BULLETIN

OF THE

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CITY OF NEW YORK

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BOARD OF STANDARDS AND APPEALS

OCT 18 1950

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

UNIVERSITY OF ILLINOIS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.
Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

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All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to September 19, 1950

Cal. No. Dept. Premises Affected.

639-50-A—F.D.—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn, 25735-LC.

640-50-A—H.B.M.—1469-1485 Broadway, 163 West 42nd street, northwest corner and 603-619 7th avenue (roof); (Block 995, Lot 1), Borough of Manhattan, E.S. 525-50, E.S. 526-50 and E.S. 527-50.

641-50-A—H.B.M.—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue (Block 1312, Lot 62), Borough of Manhattan, Amendment to Alt. 913-50.

642-50-A—H.B.M.—448 Broome street, north side, 50 ft. east of Mercer street, 450-456 Broome street and 62-64 Mercer street, northeast corner (Block 484, Lots 31 and 32), Borough of Manhattan, Alt. 1035-46.

643-50-A—F.D.—29-10 Thomson avenue, south side, from 28th to 29th streets (Block 273, Lot 1), Long Island City, Borough of Queens, Decision.

644-50-A—H.B.M.—110-112 Greene street, east side, 101 ft. south of Prince street (Block 499, Lot 11), Borough of Manhattan, Alt. 1345-50.

645-50-SM—Anthra-Co-Mite Pozzolanic Material (to be used with Portland Cement or High Early Cement for strength), manufactured by Bernard H. Payton, Material.

646-50-SA—Dishmaster (dishwasher), manufactured by Dishmaster Corp., Appliance.

646-50-SA—Dishmaster (dishwasher), manufactured by Dishmaster Corp., Appliance.

647-50-BZ—H.B.M.—215-225 9th avenue, west side, from West 23rd to West 24th streets, 401-407 West 23rd street and 400-404 West 24th street (Block 721, Lot 31), Borough of Manhattan, Alt. 1254-50.

648-50-SM—Red Top Gypsum Plaster and Rocklath (for fireproofing columns), manufactured by United States Gypsum Co., Material.

649-50-SM—Gold Bond Gypsum Plaster and Gold Bond Gypsum Lath, (for fireproofing columns), manufactured by National Gypsum Co., Material.

650-50-SM—Old Newark Gypsum Plaster and Kelly Cork Gypsum Lath (for fireproofing columns), manufactured by Newark Plaster Co., Material.

651-50-SM—Celo-Rok Gypsum Plaster and Celo-Rok Gypsum Lath (for fireproofing columns), manufactured by Certain-Teed Products Inc., Material.

652-50-SA—Ace Infra Red Oven, Model G-3, manufactured by Acme Infra Red Co., Appliance.

653-50-A—F.D.—35-53 Main street, 40-58 Washington street, 86-110 Washington street and 73-95 Front street (9th floor, Buildings 6, 6A and 6B); (Block 37, Lot 1), Borough of Brooklyn, 26710-LF and Decision.

654-50-A—F.D.—35-53 Main street, 40-58 Washington street, 86-110 Washington street and 73-95 Front street (8th floor, Buildings 6, 6A and 6B); (Block 37, Lot 1), Borough of Brooklyn, 26710-LF and Decision.

655-50-SM—Ocean Fire Protective Paint, manufactured by Ocean Chemicals Corp., of America, Material.

656-50-BZ—H.B.Bx.—2325 Beaumont avenue, west side, 350.7 ft. south of East 187th street (Block 3089, Lot 51), Borough of The Bronx, Amendment to N.B. 731-50.

657-50-SM—Panelyte Wallboard, manufactured by Panelyte Division of St. Regis Paper Co., Material.

658-50-A—H.B.B.—47 Plaza street, northwest corner of Union street (10th and 15th floors); (Block 1064, Lot 24), Borough of Brooklyn, Alt. 2551-50.

659-50-BZ—H.B.Q.—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens, N.B. 6602-50.

660-50-BZ—H.B.Q.—157-02 to 157-10 Rockaway boulevard and 144-01 to 144-11 157th street, southeast corner (Block 4276, Lot 1), Springfield, Borough of Queens, N.B. 6940-50.

661-50-BZ—H.B.Q.—18-02 to 18-10 27th avenue, 27-01 to 27-07 18th street, southeast corner and 18-03 to 18-05 Astoria avenue (Block 541, Lots 7 and 11), Astoria, Borough of Queens, Alt. 2106-50.

Restored to Docket

776-45-BZ—Vol. II—H.B.M.—450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street and Franklin D. Roosevelt drive (Building 8, Lillian Wald Houses, Heating Plant); (Block 356, Lot 1), Borough of Manhattan, Alt. 1005-50.

950-47-A—Vol. II—F.D.—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, southeast corner (Block 13409, Lots 1, 3, 5 and 6), South Ozone Park, Borough of Queens, 27152-LF and Decision.

1101-41-BZ—Vol. II—H.B.B.—713-721 Bedford avenue, and 451-457 Flushing avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn, N.B. 2422-41.

408-44-BZ—Vol. II—H.B.M.—524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan, Alt. 1607-50.

789-49-BZ—H.B.B.—2591-2613 Atlantic avenue, 62-74 Sheffield avenue northwest corner and 53-59 Georgia avenue (Block 3668, Lots 36-43, inclusive), N.B. 1106-49.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

SEPTEMBER 26, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, September* 26, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Kraushaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

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443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

427-50-BZ—Application, June 9, 1950, under sections 7e and 21 of the zoning resolution of Sterling Realty Corp., applicant and owner, to permit in a residence use, B area district, the erection and maintenance of a commercial building (store); premises 380 Central Park West and 1 West 98th street, northwest corner (Block 1834, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

SEPTEMBER 26, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, September* 26, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

293-50-A—2315-2325 Story avenue, east side, 113.75 ft. east of Havemeyer avenue (Block 3699, Lot 73 and easterly part of 1), Borough of The Bronx.

573-50-A—403 East 105 street, north side, 91 ft. east of 1st avenue (Block 1699, Lot 1½), Borough of Manhattan.

637-50-A—968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 3, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 3, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

309-28-BZ—Reopened July 25, 1950 as Volume III—Application, July 5, 1950, under sections 7c, 7i and 21 of the zoning resolution of J. G. L. Molloy, applicant on behalf of Shell Oil Co., Inc. and Benjamin Schechner, owners to permit in a business use district, the reconstruction, rearrangement and extension of a gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and parking of cars waiting to be serviced; premises 2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn.

428-50-BZ—Application, June 9, 1950, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of Rosenthal and Besner, owners, to permit in a retail use, D area district, the erection and maintenance of a commercial building (retail stores) using more area than permitted; premises South side of Benedict avenue, block front from Unionport road to Olmstead avenue and southeast corner of Benedict avenue and Olmstead avenue and southwest corner of Benedict avenue and Unionport road (Block 3933, Lot 17), Borough of The Bronx.

395-50-A—2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (basement); (Block 3029, Lot 15), Borough of The Bronx.

456-50-A—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 3, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 3, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

487-49-A—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

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460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

481-50-A—52-14 35th street, north side, 100 ft. west of Bradley avenue (Block 303, Lot 22), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday, morning, October* 10, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

408-44-BZ—Reopened September 19, 1950 as Vol. II—Application, September 12, 1950, under sections 7c and 21 of the zoning resolution of Oscar S. Rosner, applicant, on behalf of Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee), to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use; premises 524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

776-45-BZ—Reopened September 19, 1950 as Vol. II—Application, July 7, 1950, under sections 7e and 7h of the zoning resolution of John P. Riley, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the proposed change in use of a structure, adjacent to heating plant (Building 8), from storage to garage for the storage of management and maintenance motor vehicles and the use of open areas in front of proposed new garage, for parking of motor vehicles; premises 450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Block 356, Lot 1), Lillian Wald Houses, Borough of Manhattan.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

200-50-BZ—Application, March 22, 1950, under section 21 of the zoning resolution, of Frank S. Parker Associates, applicant, on behalf of Treoforo Webster Avenue Corp., owner, to permit in an unrestricted use, C area district the extension of an existing garage for more than five motor vehicles, using more than the area permitted; premises 3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

306-50-BZ—Application, May 3, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Allen Bortner, owner, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office; premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

403-50-BZ—Application, June 9, 1950, under section 7c of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

512-50-BZ—Application, July 7, 1950, under sections 7c and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and maintenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 101 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 12), Borough of Brooklyn.

647-50-BZ—Application, August 22, 1950, under section 7c and 7A of the zoning resolution, of Herman Horowitz, applicant, on behalf of London Terrace, Inc., owner, to permit in the residence use portion of a plot located in a residence and retail use district the extension of an existing retail store into portion of first floor and cellar presently used as a restaurant, dining room and kitchen and to permit proposed entrance and show window to store more than the permitted distance from the intersection; premises 215-225 9th avenue, west side, from West 23rd to West 24th streets, 401-407 West 23rd street and 400-404 West 24th street (Block 721, Lot 31), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

122-50-SM—Marble Face Building Block (Hollow and Solid Cinder and Concrete).

523-50-SA—Zyx Oil Burner—Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2, X-3.

439-50-SA—Anchor S A Conversion Oil Burner.

184-50-SM—Norwalk Tank Co., Inc., 275 Gallon Obround New York City Basement Oil Storage Tank.

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 17, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 17, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1169-39-SM—Mohawk Keene's Cement Finishing Plaster and Mohawk Cacnstone and Travertine.

360-50-SA—ABC Oil Burner—Model 55 marketed as Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB-55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Models P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55.

450-50-SM—Esko Paint Storage Cabincts.

283-50-SA—ABC Oil Burner—Model 54—Also to be marketed as Kleen-Heet Oil Burner—Model 70 and Cities Service Oil Burner—Model CS-54.

285-50-SA—Duo-Way Gas Fired Incinerator.

368-47-SA—Gemaco Oil Burner, Models AT-20, AT-45, AT-75, AT-100; (reopened November 1, 1949 re change of name and model numbers).

667-49-SM—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and pass types).

1107-39-SM—Insulite Insulation Fibre Board; (reopened July 5, 1950 re amendment of resolution to include ½ inch in thickness of Graylite Building Board).

229-50-SA—Timken Silent Automatic Gas Burners, Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80.

142-50-SA—Steril-King Gas Fired Hotwater Booster.

274-50-SA—Lockwood Door Closer, Model 5360.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street, and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; (reopened June 7, 1949).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to exist-

CALENDAR

ing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 31, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 31, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of September 12, 1950).

773-48-BZ

APPLICANT—Joseph B. Lynch, Esso Standard Oil Co., for Nicholas R. Imperiale, owner.

SUBJECT—Application for consideration — reopening and amendment of resolution as to completion of work—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7f, 7i and 7h of the zoning resolution, permitting in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop (with hand tools only) and also parking of more than five motor vehicles in open area and with curb cut more than permitted distance from intersection; for a term of 10 years.

PREMISES AFFECTED—162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (773-48-BZ)

WHEREAS, this application under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories and motor vehicle repair shop with parking and storage of more than five (5) motor vehicles in open area, and with curb cut more than permitted distance from intersection; affecting premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens, was granted by the Board February 15, 1949, on certain conditions; and

WHEREAS, the resolution was amended February 15, 1950; and

WHEREAS, plans submitted by the applicant were approved by the Board on July 5, 1950, as being in substantial compliance with the requirements of the Board's resolution; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1949, only so far as it has reference to obtaining permits and completion of work, and as to the term of the variance, so that as amended this portion of the resolution shall read:

"*Granted* for a term of ten (10) years from the date of this amended resolution to permit . . . that other than as herein amended, the resolution adopted on February 15, 1949, shall be complied with in all respects; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 276-48)."

419-49-BZ

APPLICANT—Emanuel M. Glick, for Milton Loewe, owner.

SUBJECT—Application for consideration — reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in retail use, D area district, the erection of a business building (stores) using more than the permitted area.

PREMISES AFFECTED—1957-1959 Westchester avenue, north side, 275.08 ft. west of Pugsley avenue (Block 3930, Lot 68), Borough of The Bronx.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (419-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use D area district, the erection of a business building (stores) using more than permitted area, affecting premises 1957-1959 Westchester avenue, north side, 275.08 ft. west of Pugsley avenue (Block 3930, Lot 68), Borough of The Bronx was granted by the Board on September 13, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1949, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. Applic. 377-49)."

623-49-BZ

APPLICANT—Consolidated Edison Co., of New York, Inc., owner.

SUBJECT—Application for consideration — reopening and amendment of resolution as to number of stacks—re Application (decision of the commissioner of marine and aviation), previously granted on condition, under section 9A of the zoning resolution, permitting in an unrestricted use, A area, Class 1½ height district, the erection of stacks (3) higher than permitted, within two miles of boundaries of LaGuardia Airport.

PREMISES AFFECTED—East side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, part of Lot 1), Astoria, Borough of Queens.

APPEARANCES—
For Applicant: T. R. Galloway and G. R. Milne.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (623-49-BZ)

WHEREAS, this application under sections 9A and 21 of the zoning resolution, to permit in an unrestricted use, A area and Class 1½ height district, the erection of stacks (3), higher than permitted, within two miles of the boundaries of LaGuardia Airport, affecting premises east side of East River, 350 ft. north of 20th avenue at Lawrence Point (Block 850, part of Lot 1), Astoria, Borough of Queens was granted by the Board on January 24, 1950, on certain conditions; and

WHEREAS, the applicant requested amendment of the resolution to permit, in lieu of the three stacks previously permitted, each of sufficient capacity to serve two boilers, the erection of individual stacks for each boiler so as to more effectively discharge the products of combustion to the upper atmosphere and thereby promote the public health; and

WHEREAS, the applicant states that it is now proposed to construct three twin stacks to the original height of 300 ft. and occupying a distance of 507 ft., 125 ft. further removed from LaGuardia Airport than previously permitted by the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1950, by adding thereto:

". . . that the stacks, as previously permitted, may be constructed as proposed on revised drawings marked 'Received September 12, 1950,' Drawing Nos. 122299 and 13663-D, on condition that in all other respects the requirements of the resolution as adopted by the Board on January 24, 1950, shall be complied with.

438-29-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Seymour Schlanger, owner.

SUBJECT—Application for consideration — reopening as Vol. II—new proposal—re Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit partly in a business use and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories and minor repairs (with hand tools only), on the business portion of the plot (previously denied re erection of a public garage for more than five motor vehicles).

PREMISES AFFECTED—406-418 Remsen avenue and 958-966 Lenox road, southwest corner (Block 4663, Lot 4), Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph C. Haus.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a new proposal.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

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341-37-BZ—Vol. II

APPLICANT—Department of Sanitation, City of New York, owner.

SUBJECT—Application for consideration — reopening as Vol. II re additional use (repairing)—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the erection and maintenance of a garage for more than five motor vehicles in conjunction with a section station for use by the Department of Sanitation.

PREMISES AFFECTED—5520-5605 19th avenue, west side, 155 ft. 7⅜ in. south of 55th street (Block 5494, part of Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur C. Creighton.

ACTION OF BOARD—Application reopened as Vol. II subject to regular procedure to consider additional use of repairing.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

523-38-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Abraham L. Dorgin, owner.

SUBJECT—Application for consideration — reopening as Vol. II—restoration to calendar and extension of use—re Application (decision of the borough superintendent), under sections 7c and 7h of the zoning resolution, to permit partly in a business use and partly in a residence use district, the parking and storage of more than five motor vehicles (previously granted by the Board for a term of years).

PREMISES AFFECTED—23-24 31st street, north side, 100 ft. east of 23rd road (Block 842, Lot 80), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider restoration and extension.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

216-40-BZ—Vol. III

APPLICANT—Oswald Fischer, for Vincent and Charles Rao, owners.

SUBJECT—Application for consideration — reopening as Vol. III re new proposal—re Application (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles (previously acted upon by the Board re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street, (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Oswald Fischer.

ACTION OF BOARD—Application reopened as Vol. III, subject to regular procedure, to consider a new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

530-40-BZ—Vol. III

APPLICANT—Imre Chairman, for Samuel Rudin and Jacon Schiff, owners (Waverly Parking Place, lessee).

SUBJECT—Application for consideration — reopening as Vol. III—re Application (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five motor vehicles (previously granted on condition, for a term of years).

PREMISES AFFECTED—358-374 Avenue of The Americas (6th) east side, from Washington place to Waverly place, 126-130 Waverly place, and 87 Washington place (Block 552, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

ACTION OF BOARD—Application reopened as Vol. III, subject to regular procedure, to consider a new decision as to parking.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

759-49-BZ

APPLICANT—Nathaniel C. Saxe, for Far Rockaway Auto Sales, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the erection of an auto showroom and office on an existing gasoline service station.

PREMISES AFFECTED—14-26 Far Rockaway boulevard, north side, 55 ft. east of Bayport place (Block 23, Lot 31), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 3:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 19, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

2-42-BZ—Vol. II

APPLICANT—Joseph Lau, for 260 Delancey Street Corporation, owner.

SUBJECT—Application reopened May 16, 1950— re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit

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in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop, (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950).

PREMISES AFFECTED—260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph Lau and Matthew Caess.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 24, 1950, 10 A.M. for inspection and decision, without further argument.

866-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Guistino Barone, owner.

SUBJECT—Application (decision of borough superintendent) under sections 7i and 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced.

PREMISES AFFECTED—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Powel F. Wartel and Herbert Gordon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 26, 1950, 10 A.M. at request of applicant and intervenor.

55-50-BZ

APPLICANT—Burke, Morrison and Green, for 75-02 Austin St. Realty Corp., owner.

SUBJECT—Application (under section 21 of the zoning resolution) to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

APPEARANCES—
For Applicant: W. S. Burke.
For Opposition: F. S. Murty.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 26, 1950, 10 A.M. at request of applicant.

66-50-BZ

APPLICANT—Moore and Landsiedel, for Frank A. Grasso, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—308 East 56th street, south side 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

APPEARANCES—
For Applicant: Louis B. Santangelo and Frank A. Grasso.
For Opposition: Alexander Rapaport.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 24, 1950, 10 A.M. for inspection and decision, without further argument.

111-50-BZ

APPLICANT—Demov, Callahan and Morris, for Rosenbaum and Siegel, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores), using more than the area permitted and without the required set-backs from street lines.

PREMISES AFFECTED—North side of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue, and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1) Borough of The Bronx.

APPEARANCES—
For Applicant: M. Kaplan.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar and referred back to Engineer for new hearing date.

189-50-BZ

APPLICANT—Michael Levine, for Edith F. Schoepfer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7f and 21 of the zoning resolution, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium.

PREMISES AFFECTED—74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

APPEARANCES—
For Applicant: Michael Levine Gustav Schoepfer, Joseph G. Schoepfer and William Schoepfer.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 24, 1950, 10 A.M. for inspection and decision, without further argument.

245-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Willis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection.

PREMISES AFFECTED—79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Ernest L. Mathews, Curtis Mathews, Frank H. Lamour, Margaret Lamour, Anna Pribil and Mary Cooney.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 24, 1950, 10 A.M. for inspection and decision, without further argument.

308-50-BZ

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36, and 37), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama and John F. McKenna.
For Opposition: Aniello Romano, Vincenza Sirchia, Lucia Sessa, Caroline V. Treliano and Roy Eskstrom, Dept. of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings. John J. Saunders, Board of Education.
ACTION OF BOARD—Laid over to October 24, 1950, 10 A.M. for inspection and decision, without further argument.

387-50-BZ

APPLICANT—Lehman and Fitzsimons, for Dick Meyer Corp., owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit a ground sign to be erected.
PREMISES AFFECTED—75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.
APPEARANCES—
For Applicant: John F. Fitzsimons and M. J. Hirshstein.
For Opposition: Louis C. Moses, Mrs. George R. Boltres, Mrs. Sylvester Sadlowski, Mrs. Henry E. Windhorst, H. Mayas, N. S. Glassman, Mrs. Max Leavy, James O'Connor, Mrs. J. Eschchuck and Stanley Kamalich.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 31 ,1950, 10 A.M. for inspection and decision, without further argument.

437-50-BZ

APPLICANT—Andrew Di Camillo, for Charles Resnikoff, owner (John Scopelliti, lessee).
SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years.
PREMISES AFFECTED—8678 (8676 display) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.
APPEARANCES—
For Applicant: Andrew Di Camillo.
For Opposition: Becky Jacobson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to October 31, 1950, 10 A.M. for inspection and decision, without further argument.

802-40-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for George H. Fogarty, owner.
SUBJECT—Application reopened September 13, 1949—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of existing motor vehicle repair shop (previously granted by the Board).
PREMISES AFFECTED—168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10) Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: John A. Galway and George H. Fogarty
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution amended.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (802-40-BZ—Vol. II)

WHEREAS, Burke, Morrison and Green for George H. Fogarty, owner, filed August 21, 1949, an application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the extension of an existing motor vehicle repair shop (previously granted by the Board), affecting premises 168-26 to 168-28 Liberty avenue and 103-01 to 103-07 168th place, southeast corner (Block 10222, Lots 9 and 10) Jamaica Borough of Queens; and

WHEREAS, this application was reopened on September 13, 1949, as Vol. II, to consider the proposed extension; and

WHEREAS, a public hearing was held on December 20, 1949, after due notice by publication in the Bulletin; laid over to January 17, 1950, for further consideration, and for applicant to file a report as to the use of the building; then laid over to February 7, 1950 and again to February 21, 1950, for applicant to file an "A" appeal on the adjoining building and to be heard jointly with Cal. 802-40-BZ; and then laid over, date to be set for hearing in conjunction with the "A" appeal filed; then set for September 19, 1950; and

WHEREAS, the district maps accompanying the zoning resolution show that 168th place is in residence and business use, C and D area and Class 1 height districts; Liberty avenue is in a business and unrestricted use, C area and class 1½ height districts and the site is in a business use, C area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 15, 1949, acting on Alt. Applic. 1479-49, reads:

"1. The proposed extension in area, of a motor vehicle repair shop located in a business zone is contrary to Article II, Sec. 4(a) (29) of the zoning law, and is also contrary to the resolution adopted by the Board of Standards and Appeals under Cal. 802-40-BZ"

and

WHEREAS, the applicant states that the premise consist of a plot, 41.05 ft. front by 95.60 ft. in depth, irregular, on which are located, two two-story frame buildings used for storage on the 1st floor and one family on the second floor; that the corner building is used as store on the 1st floor and storage on the 2nd floor; that there is also a Class 3 building on the rear of the lot facing 168th place, 33 ft. 8 in. by 20 ft. 1 story, used as a motor vehicle repair shop (Certificate of Occupancy Q35774-46, motor vehicle repair shop, rear building only); that it is proposed to extend the existing motor vehicle repair shop, previously granted by the Board 20 ft. on the vacant portion of the property; and

WHEREAS, the applicant contends that it is proposed to extend this repair shop onto the rear yard of the adjoining lot #10 to the east, which is under the same ownership, having been acquired in February, 1944; that the proposed extension will be 20 ft. by 33 ft. 8 in. in area, and will not be visible from the street, so that property fronting on either 168th place or on Liberty avenue will not actually be affected at all by the proposal; that the extension will be connected only with the present repair shop, and an unpierced masonry wall will separate the extension from the building on the front of the lot; that the lot line walls will also be constructed of unpierced masonry, so as to minimize any annoyance to adjacent lots; that the repairing will be limited to the motor work now conducted in the present shop using hand tools only, with no body or fender work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1941, as amended June 25 1946, to permit the extension of the building for repairing, as permitted, substantially as proposed and as indicated on plans filed with this application marked "Received August 2, 1949," 4 sheets, *on condition* that the building shall be constructed substantially as proposed and shall not be further increased in height or area; that there shall be no windows in the lot lines to the south and east; that any skylights erected shall be not nearer than 15 ft. to the side lot line to the south or to the rear wall of the adjoining building under the same ownership to the north; that otherwise the conditions of the resolution as adopted by the Board on March 11, 1941 shall be complied with; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as amended under Cal. No. 169-50-A; that the term of this variance shall be for a term of five (5) years from the date of this amended resolution, and to permit for a similar term the use in connection with this building and the adjoining building under the same ownership and control at the southeast corner of Liberty avenue and 168th place of the building on the adjoining lot to the east on lot 10 to be occupied as proposed and in conjunctoin therewith in the first story and cellar only for the storage of accessories and parts, with a connecting door from the corner building as indicated, all as shown on plans above referred to; that such inside building at 168-28 Liberty avenue on Lot 10 shall not be increased in height or area and shall not be used for any other use other than as herein proposed and permitted with not over one family in the building occupying the second story; that all permits shall be obtained and all work completed within one year from the date of this resolution.

73-50-BZ

APPLICANT—Arthur Eisemann, for Pan-Hellenic House Association Inc., owner (Beekman Tower Hotel Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of a plot, located in a residence and retail use district, the continuation of occupancy for business purposes of former hotel office.

PREMISES AFFECTED—1-7 Mitchell place, 878-880 First avenue, northeast corner (Block 1361, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Eisemann and Stanley M. Rabadan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION— (73-50-BZ)

WHEREAS, Arthur Eisemann for Pan-Hellenic House Association Inc., owner, Beekman Towers Hotel Inc., lessee, filed January 18, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of a plot located in residence and retail use districts, the continuation of occupancy for business purposes of former hotel office, affecting premises 1 to 7 Mitchell place and 878 to 880 First avenue, northeast corner (Block 1361, Lot 1), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on September 19, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that First avenue is in a local retail use, B area, class 2 height district, and that Mitchell place and the site are in residence and local retail use, B area and class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 5, 1950 acting on ammendment to Alt. Applic. 1936-45, reads:

"A1. The proposed occupancy, Business, is contrary to the amended Zoning Resolution (Sec. 3, Residential District).

A2. The proposed occupancy, Business, is contrary to the amended Zoning Resolution (Sec. 3, Residential District)."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet ,10 inches, frontage, by 126 feet in depth, on which is located a building 80 feet, 10 inches front by 126 feet in depth (typical floor 75 ft. by 126 ft.), 26 stories and penthouse, 247 feet and 280 feet in height, of class 1 construction, presently used as a multiple dwelling for which Certificate of Occupancy 15025-29 (Alt. 1614-28) has been issued for stores and hotel; that it is proposed to permit the continued use of space in the easterly portion of the site on the 1st floor by the First Avenue Association jointly with the Women's Medical Association of New York City and by Guideposts Associates; and

WHEREAS, the applicant contends that this space which is on the first floor of the No. 7 building was formerly occupied by the administrative offices of the hotel, but that changing conditions of hotel management require far too large a staff to house in the original space; that for these reasons a shifting of offices occurred, moving hotel offices elsewhere in the building and moving the foregoing organizations from former quarters in the hotel to the space they now occupy; that a routine check by the local building inspector revealed a violation of the Zoning Resolution; that it is not economically practical to transform the space to residential use; that if present occupancy cannot be continued, the owners will probably have to leave this space vacant and that this will result in a definite hardship; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district

regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e of the zoning resolution for a term of five years to permit the occupancy as proposed at the east end of the building, within the residence use district, substantially as proposed and as indicated on plans filed with this application marked "Received January 18, 1950," 1 sheet, and "June 8, 1950," 1 sheet; that this variance shall continue however only so long as this portion of the premises is occupied substantially as proposed by the organizations as proposed, and with no additional business use; that no signs shall be maintained on the exterior of the building as to the organizations occupying this portion of the premises, except that there may be a bronze sign attached to the front wall of the building near the entrance advertising such occupancy, provided such sign does not exceed an area of one (1) sq. ft.; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

408-50-A

APPLICANT—Joseph Wurm, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Margaret Wurm.
ACTION OF BOARD—Laid over to October 24, 1950, 10 AM for inspection and to obtain the records of the Fire Department on the former location.

431-50-A

APPLICANT—Burke, Morrison and Green, 75-02 Austin St. Realty Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin Street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35, General City Law re partly in bed of mapped street—75th road).
APPEARANCES—
For Applicant: W. S. Burke.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to September 26, 1950, 10 AM at request of applicant.

371-45-A—Vol. II

APPLICANT—McCrory Stores Corp., lessee for Wilmack Realty Co., Inc., owner.
SUBJECT—Application reopened June 13, 1950 as Vol. II —re Appeal from a decision re an order of the fire commissioner (previously granted on condition).
PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
ACTION ON BOARD—Appeal dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

272-19-A—Vol. III

APPLICANT—A. L. Andujar, for The Texas Co., owner.
SUBJECT—Application reopened March 21, 1950—re Appeal from a decision re an order of the fire commissioner (previously granted on condition).
PREMISES AFFECTED—744 Clinton street, northwest corner of Bryant street (Gowanus Canal Bay—foot of Bryant street); (Block 618, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph B. Lynch.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Not Voting Commissioner Kleinert..... 1

THE RESOLUTION 272-19-A—Vol. III

WHEREAS, A. L. Andujar, for The Texas Company, owner, filed February 23, 1950, an appeal from a decision of the Fire Commissioner, affecting premises 744 Clinton street, northwest corner of Bryant street (Block 618, Lot 1), Borough of Brooklyn; and

WHEREAS, the Board on March 21, 1950, reopened this appeal as Vol. III to consider the installation of new storage tanks as cited in the decision of the Fire Commissioner dated January 24, 1950, addressed to the owner, reading as follows:

"In compliance with your request of January 23rd, we herewith quote our letter to the Department of Marine and Aviation dated January 9th:

'Papers transmitted in behalf of the Texas Company, relative to the installation of two 17,640 gallon gasoline above ground tanks located at 744 Clinton street, Brooklyn have been duly considered.

Proposed installation is deemed acceptable subject to the following conditions:

1—Distance of each tank from line of adjoining property to be at least 40 feet, as required in C19-50.0(e).'" and

WHEREAS, the applicant states that the premises consist of a plot 265 ft. by 223 ft. 6 in. in area, located in an unrestricted use, B area, Class 2 height district, used and occupied since 1918 as an oil storage plant and upon which it is now proposed to install two 17,640-gallon above-ground gasoline storage tanks, as indicated on plans filed with this appeal; and

WHEREAS, the applicant states that it is proposed to install the two additional 17,640 gallon gasoline storage tanks with dyke enclosure walls having a capacity of 1½ times the capacity of the tanks; each tank will be located 1¼ diameters apart; that there will be a concrete mat and floor within the dyke enclosure, direct foam connection to each tank from existing foam pump house, new oil piping will be installed, including a system of by-passing at pumps for transferring the contents of any one of the gasoline storage tanks to another; and

WHEREAS, the applicant states that other than the distance of the proposed tanks from adjoining lot line, all work will conform to Chapter 19 of the Administrative Code; that permission is herein sought to locate one of the proposed tanks a distance of 25 ft. 2 in. and the other 20 ft. from the adjoining lot line instead of the required distance of 40 feet, as prescribed in C19-50.0(4); that the nearest building on the adjoining property is more than 40 ft. away from the proposed storage tankage and is used for non-combustible storage in connection with a shipyard; that the property is mostly marsh land and is only partially bulk-headed; that the two tanks now proposed will be located immediately on the west side of the tank installation as permitted by the Board on May 26, 1931; that the increase in the volume of business since 1931 requires the additional gasoline storage; that due to the small area of the plot and the proximity of the drum loading platform of the warehouse, it is impossible

to place the tanks the required 40 ft. distance from the adjoining lot line; that also the soil conditions due to the nearness of Gowanus Bay Canal make it impossible to bury the tanks.

Resolved, that the decision of the fire commissioner dated January 24, 1950 be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the construction of the gasoline storage tanks as proposed and as indicated on revised plans marked "Received September 15, 1950," three sheets, *on condition* that the dike enclosure as proposed shall be maintained as well as the connection from the present foam tanks existing in the present pump house as described in connection with the variance granted by the Board May 26, 1931, for which plans were approved on July 7, 1931; that the fire-fighting equipment and installation shall be maintained to the satisfaction of the fire commissioner; that this variance shall continue only so long as buildings on the adjoining premises are not nearer than as indicated on revised plans marked "Received September 15, 1950."

169-50-A

APPLICANT—Burke, Morrison and Green, for George H. Fogarty (doing business as Fogarty Bros. Co.) owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway and George H. Fogarty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (169-50-A)

WHEREAS, Burke, Morrison and Green, for George H. Fogarty, (doing business as Fogarty Bros. Co.), owner, filed February 20, 1950, an appeal from a decision of the borough superintendent, affecting premises 168-26 to 168-28 Liberty avenue, southeast corner of 168th place (1st floor of 168-28); (Block 10222, Lots 9 and 10), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1950, acting on Alt. Applic. 1479/49, reads:

"10. The conversion from a residential to business use of the 1st story of the frame interior building, 168-28 Liberty Ave., is contrary to sec. 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is 2 stories, 24 ft. in height, 20.52 ft. front by 49 ft. 10 in., irregular in depth, Class 4 construction, erected in 1906, located on a lot 41.05 ft. by 95.60 ft. irregular in area, in a business use, C area, Class 1½ height district, used and occupied since 1947: Cellar, storage; 1st floor—storage of auto parts and accessories, 0 persons; 2nd floor—dwelling, 1 family; that the building is provided with one 2 ft. 8 in. wide wood stairs, enclosed in stud, lath and plaster partitions, equipped with wood doors which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant contends that the purpose of this appeal is to secure a modification of the requirements of the Administrative Code, to permit the use of the first floor of a two-story frame building for the storage of auto parts; that the building was erected as a two-family frame dwelling in 1906; that the present owner who acquired the building under appeal in 1944 conducts an auto parts business in the adjoining building on lot 9; that about three years ago he cut an opening between the two buildings and used the first floor of the building in question for storage of stock; that the second floor will remain as a dwelling; that it is proposed to reinforce the first floor to support a 120 lb. liveload, enclose the cellar stairs and comply with the requirements of the Building Code for the proposed occupancy; that the area of the building is less than 1000 square feet; that the materials stored are incombustible and there will be no human occupancy in the storage area; that a fireproof door separates this building from the corner building and the storage area is merely a stockroom entered only to take items from stock.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1479-49, Objection 10, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the existing building to be occupied substantially as proposed and in accordance with the resolution adopted this day under Cal. 802-40-BZ Vol. 2, *on condition* that all other requirements of the Building Code and any other laws applicable to the use and occupancy shall be complied with.

Adjourned: 12:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 19, 1950

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

591-48-SM

APPLICANT—S. K. Insulrock Corp., new owner, (Smith and Kanzler, Co., previous owner).

SUBJECT—Application for consideration—reopening and amendment of resolution re change of name of owner—re SK-Insulrock Fire-Resistive Building Board, (previously approved).

APPEARANCES—

For Applicant: Leo H. Greenspan.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (591-48-SM)

WHEREAS, Smith and Kanzler Company, Linden, New Jersey, filed June 21, 1948, an application with the Board of Standards and Appeals for approval of the material known as SK Insulrock Fire-Resistive Building Board and this material was approved by the Board June 7, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that the former owners have incorporated this division of their business under the name of SK Insulrock Corporation located at the same address:

Resolved, that the material as approved may apply to the new owners, namely the SK Insulrock Corporation, *on condition* that all the requirements of the resolution as adopted by the Board on June 7, 1949, shall be complied with.

MINUTES

347-49-SM

APPLICANT—S.K. Insulrock Corp., new owner (Smith and Kanzler Co., previous owner).
SUBJECT—Application for consideration—reopening and amendment of resolution re new owner—re SK Insulrock Acoustic (5/8" to 2" thickness—sizes 6" by 12" to 32" by 96"); previously approved).
APPEARANCES—
For Applicant: Leo H. Greenspan.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESLOUTION (347-49-SM)

WHEREAS, Smith and Kanzler, Company, Linden, New Jersey, filed April 29, 1949 an application with the Board of Standards and Appeals for approval of the material known as SK Insulrock Acoustic (5/8" to 2" thickness—sizes 6" x 12" to 32" x 96") and this material was approved by the Board July 19, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that the former owners have incorporated this division of their business under the name of SK Insulrock Corporation located at the same address.

Resolved, that the material as approved may apply to the new owners, namely the SK Insulrock Corporation *on condition* that all the requirements of the resolution as adopted by the Board on July 19, 1949, shall be complied with.

688-49-SM

APPLICANT—S.K. Insulrock Corp., new owner (Smith and Kanzler Co., previous owner).
SUBJECT—Application for consideration—reopening and amendment of resolution re new owner—re SK Insulrock Fire-Resistive Insulating Building Board; previously approved.
APPEARANCES—
For Applicant:: Leo H. Greenspan.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (688-49-SM)

WHEREAS, Smith and Kanzler Company, Linden, New Jersey, filed September 26, 1949, an application with the Board of Standards and Appeals for approval of the material known as SK Insulrock Fire Resistive Insulating Building Board, and this material was approved by the Board March 28, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that the former owners have incorporated this division of their business under the name of SK Insulrock Corporation located at the same address.

Resolved, that the material as approved may apply to the new owners, namely the SK Insulrock Corporation, *on condition* that all the requirements of the resolution as adopted by the Board on March 28, 1950, shall be complied with.

689-49-SM

APPLICANT—S. K. Insulrock Corp., new owner (Smith and Kanzler Co., previous owner).
SUBJECT—Application for consideration—reopening and amendment of resolution re new owner—re SK Insulrock Insulating Roof Deck; previously approved.
APPEARANCES—
For Applicant: Leo H. Greenspan.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (689-49-SM)

WHEREAS, Smith and Kanzler Company, Linden, N. J., filed September 26, 1949 an application with the Board of Standards and Appeals for approval of the material known as SK Insulrock Structural Insulating Roof Deck and this material was approved by the Board March 7, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that the former owners have incorporated this division of their business under the name of SK Insulrock Corporation located at the same address;

Resolved, that the material as approved may apply to the new owners, namely the SK Insulrock Corporation, *on condition* that all the requirements of the resolution as adopted by the Board on March 7, 1950, shall be complied with.

82-44-SM

APPLICANT—Williamsburg Fireproof Products Corporation, owner.
SUBJECT—"The Guardian" One and One-Half Hour Fire Test, Metal Covered Door, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

172-44-SM

APPLICANT—Ellison Bronze Co. Inc., owner.
SUBJECT—Ellison Balanced Door Assemblies (Metal or Wood and Glass Self-Closing Doors, Jambs and Hardware), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

350-44-SA

APPLICANT—Kresno Stamm Mfg. Co., owner.
SUBJECT—Kres-Kno Fuel Feeding Tank, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

485-44-SA

APPLICANT—Florence Stove Company, owner.
SUBJECT—Air-O-Flame Pot Type, Oil Heater, Model 79402, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

820-49-A

APPLICANT—Henry George Greene, for Barrut Holding Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31) Borough of Manhattan.
APPEARANCES—
For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (820-49-A)

WHEREAS, Henry George Greene, for Barrut Holding Corp., owner, filed November 28, 1949, an appeal from a decision of the borough superintendent, affecting premises 191-193 Chrystie street, west side, 150 ft. south of Stanton street (Block 426, Lot 31), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated November 22, 1949, on amendment to Alt. Applic. 571/49 reads:

"1. The means of egress from a six-story factory building are contrary to Sect. 271 Labor Law as amended July 1st, 1948.

3. Two means of egress are required from 1st & cellar floors."

and

WHEREAS, the applicant states the building is 6 stories, 66 ft. 6 in. in height, 50 ft. by 125 ft. in area, Class 3 construction, erected in 1872, located in a business and unrestricted use, B area, Class 1½ height district; used and occupied since prior to 1947: Cellar, manufacturing steel shelves and boilerroom, 10 persons; 1st fl., stores, manufacturing sports wear, storage and offices, 50 persons; 2nd fl., manufacturing coat accessories, storage and offices, 50 persons; 3d floor, manufacturing dresses, storage and offices, 50 persons; 4th fl., manufacturing umbrellas and wood novelties, storage and offices, 50 persons; 5th fl., manufacturing plastic aprons, storage and offices, 50 persons; 6th floor, printing and manufacturing wearing apparel, storage and offices, 50 persons; that no change in use or occupancy is now proposed; that the building is equipped with an interior fire alarm system; that regular monthly fire drills are not maintained; that there is one interior 3 ft. 9 in. wide steel stairs, enclosed with terra cotta, metal lath and plaster, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street and two fire escapes extending to roof, one by stair and one by ladder and to street and yard by counterbalanced ladders with egress from yard through alley direct to Rivington street; that windows and doors on course of fire escapes are fireproof, self-closing; and

WHEREAS, the applicant contends that the front of the subdivided areas on each floor have access to the main stairway and the fire escape at the front of the building; that the rear areas have access to the main stairway and a side fire escape which terminates in a public alley leading directly to Rivington street; that both fire escapes comply in all respects with the requirements of the Labor Law; that inasmuch as the building exceeds the statutory limit by only one story and has good exit conditions, it is requested that the Board grant this appeal; and

WHEREAS, the applicant further states that not more than 25% of the area of the building within the business use district will be used for manufacturing on each floor; that it is also requested the Board accept the existing exit from the cellar; that the cellar tenants will have access to a main stairway leading to the street and an additional wood stairway leading through the front office to the street; that this second wood stairway will be replaced with a new steel stair; that the number of occupants will not exceed that permitted by the capacity of the primary means of egress; that the records of the Department indicate that the floors are capable of supporting the liveload required for factory use; that all windows on lot lines within 30 ft. of any adjoining buildings will be provided with fireproof, self-closing double hung windows, in accordance with the requirements of the Administrative Building Code.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 571/49, Objections 1 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing means of exit as proposed and as shown on plans filed with this appeal, marked "Received November 28, 1949" (4 sheets), *on condition* that the stair to cellar shall be of steel as proposed and enclosed in accordance with the requirements; that all doors to the existing primary means of exit shall comply as to construction and swing with the requirements therefor; that the fire escapes located on the side and on the street front as indicated shall be in accordance with the requirements of the Labor Law for a labor law fire escape with counterbalanced ladder to street or grade and a gooseneck ladder to the roof; that the interior fire alarm system shall comply with the requirements therefor and monthly fire drills shall be maintained if required; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

177-50-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings.
OWNER OF PREMISES—Henry Eckhardt Jr. and Freda Eckhardt.
SUBJECT—Revocation of Certificate of Occupancy Q32668 dated May 4, 1945, issued re Alt. 575-40.
PREMISES AFFECTED—39-08 213th street, west side, 60 ft. south of 39th avenue (1st and 2nd floors, north part of building); (Block 6236, Lot 11), Bayside, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Owner: Henry Eckhardt, Sr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted, Certificate of Occupancy Q-32668 revoked.
THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY Q-32668—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (177-50-A)

WHEREAS, John T. Kelleher, borough superintendent, Department of Housing and Buildings, Queens, filed March 14, 1950, an application for revocation of Certificate of Occupancy No. Q32668 affecting premises 39-08 213th street, west side, 60 ft. south of 39th avenue (Block 6236, Lot 11)

Bayside, Queens, which premises are owned by Henry Jr. and Freda Eckhardt; and

WHEREAS, the applicant has filed with the Board Certificate of Search by the Register of the City of New York, County of Queens, indicating that title to the premises is in Henry Eckhardt, Jr. and Freda Eckhardt, his wife, by deed dated June 29, 1945, recorded July 2, 1945 in Liber 5028, page 573 of the County of Queens; and

WHEREAS, Certificate of Occupancy No. Q32668 was issued May 5, 1945 as to Alt. Applic. 575-40, and describes the building as a 2-story frame residence and permits its use and occupancy as follows: basement—storage, boiler room, recreation room; 1st floor—dwelling, one family; 2nd floor —dwelling, one family; and

WHEREAS, the Borough Superintendent contends that this application is to revoke Certificate of Occupancy No. Q32668 based on approved Alt. Applic. 575-40 on the grounds that such certificate was improperly issued in reliance upon information submitted to the Department, which information was subsequently found to be incorrect; and

WHEREAS, the applicant states that 39-08 213th Street was completed July 24, 1945 and was accepted as a heretofore converted multiple dwelling on December 17, 1931 and that inspection by the Division of Housing in January 1932 found one duplex apartment on the north side of the building occupying the 1st and 2nd floors, one duplex apartment on the south side of the building occupying 1st and 2nd floors and a third apartment in the entire 3rd (attic) floor; that Alt. Applic. 575-40 was filed to convert the one family to a 2-family dwelling and representation was made that this was the entire building, 17 ft. by 49 ft. on a lot 22 ft. 6 in. by 100 ft.; that after Certificate of Occupancy No. Q32668 was issued, it was discovered that only the northerly portion of the building and lot were shown in Alt. Applic. 575-40; that the correct size of the building should have been given as 26 ft. by 52 ft., on a plot 40 ft. by 100 ft., and the occupancy should have been shown as 3 families before alteration and 4 families after alteration; and

WHEREAS, the applicant contends that because of the incorrect statements made in Alt. Applic. 575-40, the Department in effect approved a 4-family occupancy in a frame, Class A, heretofore converted dwelling which is clearly beyond the jurisdiction of the Department, and therefore Certificate of Occupancy No. Q-32668 should be revoked and the building restored to its legal 3-family use; and

WHEREAS, the report of a Committee reads:

REPORT OF COMMITTEE

Re: 177-50-A

September 10, 1950

This appeal is by the Borough Superintendent of Queens for revocation of Certificate of Occupancy Q-32668 as having been improperly issued on May 4, 1945, based on information submitted in connection with Alteration Application No. 575-40, subsequently found by the Borough Superintendent to be incorrect.

The building in question is a frame residential building, two stories and attic in height, approved under New Building Application 18905 in 1924 for occupancy for two families, one family on either side of the central subdividing partition. No Certificate of Occupancy was issued. In the absence of further record, the building was presumably occupied for two families, but in January 1932 the tenement house inspector found that the first and second floors on each side of the central partition were occupied by one family, and third or attic story in which the central partition was not carried to the roof, by one family, making a total of three families, constituting a multiple dwelling.

In view of the wording of section 56 of the Multiple Dwelling Law which was defective in that where occupancy for three or more families prior to April 18, 1929 was the only criterion for permitting continuance whether previously approved for that occupancy or not which permitted acceptance as a multiple dwelling of buildings occupied as such at the time of the passage of the Multiple Dwelling Law, the Tenement House Department, on January 7, 1932, accepted the building as a "three family heretofore converted dwelling". This action by the department was justified under section 56 as adjudicated in 1937 by the Court in People ex rel Pink vs. Murdock (166 Misc. 124, 300 N.Y.S. 1250). While there is actually no record that this building was occupied for three families prior to April 18, 1929, it must have beeen assumed when the survey was made on January 19, 1932 that the occupancy for three families had existed prior to 1929.

No action as to occupancy was taken until 1940 when Alteration Application 575-1940 was approved to alter the duplex apartment at the north side to two separate apartments, with old stairs removed and new stairs installed, making a total of four apartments in the entire building. Although the work was signed off as completed in 1940, including the plumbing work under Application 575-40, there appears to have been no complete inspection of the entire building as to occupancy or reference to the records of the Housing Division as to permitted occupancy, or the approval of the Housing Division to permit the additional apartment. The plumbing action filed under 575 of 1940 was misleading in that the plumbing lines did not extend to third story to supply fixtures therein. Further misleading information was that only the north half of the building was shown and was represented as "existing one family two story frame". No Certificate of Occupancy or compliance was issued upon completion to the owner of record, John Strobel, and no application for a certificate was applied for by him until April 19, 1945. Certificate of Occupancy Q-32668 was issued to John Strobel May 4, 1945 based on Alteration Application 575 of 1940. This certificate states as to occupancy—1st floor one family dwelling, second floor one family dwelling, and relates by reference to Alteration 575 to the northerly half of the building only. On June 29, 1945, the present owners, Henry and Freda Eckhardt, acquired title to the entire premises comprising a single lot 45 feet by 100 feet (official Search No. 15955 of County Register).

No further action was taken by the Department until 1946 when a complaint was made to the Housing Division as to inadequate water supply in the third story apartment. Upon inspection by the Housing Department, it was discovered that the building was occupied by four families and violation of Section 300 of the Multiple Dwelling Law was issued reading, "the number of apartments in the above building has been increased from three to four——". Alteration Plan 1597 of 1947 was filed by Mr. Eckhardt to remove the violation by proposing to remove the third floor apartment and annex the third floor space to the duplex one family apartment on the south side of the building. This plan was approved on July 21, 1947 but has not been carried out due to failure to obtain a certificate of eviction.

This appeal has been filed due to the request of the owner, addressed to the Chief Inspector of the Division of Housing on February 18, 1950, that Certificate of Occupancy Q-32668 be revoked as a necessary step in proceeding to make the building comply with the law, and his proposal to reduce the occupancy of the entire building to three families by removal of the attic apartment.

In view of the record, the Certificate of Occupancy Q-32668 based on Alteration Application 575-40, should be revoked.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

EDWIN W. KLEINERT,
Commissioner,

SEAN P. KEATING,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief,

Fire Department Committee.

Resolved, that the appeal be and it hereby is *granted* in accordance with report of committee.

454-50-A

APPLICANT—Austin W. Magee, for Paul and Thomas Novaro, owners (Palm Terrace Bar and Grill, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4708 Fifth avenue, west side, 50.02 ft. south of 47th street (Block 765, Lot 38), Borough of Brooklyn.

APPEARANCES—
For Applicant: Austin W. Magee.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (454-50-A)

WHEREAS, Austin W. Magee for Paul and Thomas Novaro, owners (Palm Terrace Bar and Grill, Inc., lessee) filed June 22, 1950 an appeal from a decision of the borough superintendent, affecting premises 4708 Fifth avenue, west side, 50.02 ft. south of 47th street (1st floor); (Block 765, Lot 38), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated June 13, 1950 acting on E. S. Application 915-49 reads:

"1. Proposed sign contrary to Sect. B26-13.0 Sub. d, of Adm. Code. Note: Proposed sign not 10' above sidewalk level, same is 8'3"."

and

WHEREAS, the applicant states that the building is one story 14 ft. 6 in. in height, 25 ft. by 95 ft. in area, of class 3 construction, erected in 1945 on a lot 25 ft. by 100 ft. in area, in a business use district, used and occupied since erection as follows: cellar—storage; 1st floor—restaurant, bar and cabaret—260 persons; that no change in use or occupancy is now proposed; and

WHEREAS, no certificate of occupancy has been issued on completion of Alt. 3503-45; and

WHEREAS, the applicant contends that E. S. Application 915-49 was filed to legalize and obtain a permit for a neon sign erected as part of a store front, erected under Alt. 3503-45; that the sign is composed of channel lettering with neon tubes in the channel sections; that there are two palm tree decorations 3 ft. 6 in. by 3 ft. at either end, and lettering 1 ft. 8 in. by 17 ft., reading "Palm Terrace"; that these letters are attached to the porcelain metal back which composes the store front facade and extend 3 in. beyond the building line; that there is no danger attached to the sign as all electrical wiring and the sign have been approved by the Department of Water Supply, Gas and Electricity; that the sign is 8 ft. 3 in. above grade, parallel to the wall, in compliance with Section B26-13.0, sub. d, of the Administrative Code, which permits a projecting electric sign to extend 8 ft. beyond the building line; that this has been modified, of course, by the zoning laws; that, however, considerable doubt has been existing as to the application of this section as to flat signs, non-illuminated, which may be 8 ft. above grade, and when illuminated must be 10 ft. above grade; it is requested that the Board modify the requirements of the Administrative Code to permit the sign to remain as it will create an unnecessary hardship to be required to strip the sign portion of the store front and relocate same in accordance with the requirements of the code.

Resolved, that the decision of the borough superintendent, acting on E. S. Application 915/49, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the sign as indicated on plan filed with this appeal, marked "Received June 22, 1950, shall in all other respects comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the sign as proposed and shown is maintained without further change contrary to law.

511-50-A

APPLICANT—Abraham N. Horwitz, for Blvd. 34 St. Realty Corp., owner (Crawford Clothes, Inc., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—34-02 to 34-20 Queens boulevard, south side, 45-02 to 45-58 35th street, west side, 34-01 to 34-19 47th avenue, north side and 45-01 to 45-57 34th street—entire block (cellar and 1st story); (Block 246, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Abraham L. Horwitz.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (511-50-A)

WHEREAS, Abraham N. Horwitz, for Blvd. 34th St. Realty Corporation, owner (Crawford Clothes, Inc., lessee) filed July 7, 1950 an appeal from an order of the fire commissioner, affecting the entire block bounded by Queens Boulevard, 35th street, 47th avenue, and 34th street (Block 246, Lot 1), known as 34-02 to 34-20 Queens boulevard, 45-02 to 45-58 35th street, 34-01 to 34-19 47th avenue and 45-01 to 45-57 34th street, Long Island City, Borough of Queens; and

WHEREAS, Order 25869-LF issued by the fire commissioner October 13, 1949 and referred to in a decision of the fire commissioner dated June 23, 1950 reads:

"1. Arrange all screens on the windows on the 1st story and in the cellar so as to be readily movable or removable from both sides in such a manner as to afford free and unobstructed use of such windows for the purpose of egress as per Section 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 30 ft. in height, 200 ft. by 600 ft. in area, of class 1 construction, erected in 1941, located in an unrestricted use B area, class 1½ height district, used and occupied since 1941 as follows: cellar—boiler room—3 persons; basement—manufacturing clothes—150 persons; 1st floor—manufacturing clothing and shipping—600 persons; 2nd floor—office and stock room—75 persons; that no change in use or occupancy is now proposed; that the building is equipped with a two source sprinkler system throughout and an interior fire alarm system and regular monthly fire drills are maintained; that there are seven 6 ft. wide fireproof interior stairways from roof to street; and

WHEREAS, Certificate of Occupancy Q17994 issued March 26, 1941 upon completion of work under N. B. 5512-40 permits the following use and occupancy: basement—factory and offices—300 persons; 1st floor—factory, store and garage —1200 persons; 2nd floor—factory and offices—360 persons; and

WHEREAS, the applicant contends that the order requires that all screens on the 1st floor and the cellar to be readily removable from both sides; that the premises are used for the manufacture of clothing and for the main offices of the company; that the building is fireproof, equipped with an approved sprinkler system and interior fire alarm system; that there are sufficient means of egress from all areas of the building; that the business conducted on the premises does not entail any extra hazardous conditions and the premises conform to the accepted standards of fire preven-

tion and protection; that the owners have at all times complied with all requirements of the fire department; that the screens do not create any hazardous or dangerous condition nor prevent in an emergency adequate fire fighting operations; that in view of the foregoing, it is felt that the continued operation of the business under safeguards and regulations of the Board of Standards and Appeals and the fire commissioner meets the technical requirements of the law applicable thereto.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Fire Commissioner, acting on Order No. 25869-LF, Objection 1, and that the appeal be and it hereby is *granted on condition* that the exits from the first floor and cellar, as indicated on plans filed with this appeal, marked "Received July 7, 1950" (3 sheets) shall be maintained, in accordance with the requirements therefor; that the number of occupants of such floor shall not exceed that permitted for each area under the Building Code; that the sprinkler system, interior fire alarm system and monthly fire drills shall be maintained to the satisfaction of the Fire Commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

950-47-A—Vol. II

APPLICANT—J. Jack Brown, for Robert Romanelli, owner.
SUBJECT—Application for consideration—reopening as Vol. II re new sprinkler order—re Appeal from an order of the fire commissioner (previously granted on condition).
PREMISES AFFECTED—149-07 to 149-19 New York boulevard and 179-01 to 179-07 149th road, southeast corner (cellar and 1st floor); (Block 13409, Lots 1,3, 5 and 6), South Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: J. Jack Brown.
ACTION OF BOARD—Appeal reopened as Vol. II subject to the regular procedure, to consider an additional order of the fire commissioner.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

749-49-A

APPLICANT—Henry George Greene, for Morris Moskowitz, owner.
SUBJECT—Application filed (re decision of the borough superintendent) pursuant to section 60 of the Multiple Dwelling Law for variation of the provisions thereof.
PREMISES AFFECTED—1117-1119 First avenue, west side, 40 ft. north of East 61st street (Block 1436, Lots 124 and 25), Borough of Manhattan.
APPEARANCES—
For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn to comply.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

769-49-A

APPLICANT—Herman Miller, for Orange Willow Corp., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—56 Willow street and 11-19 Orange street, northwest corner (Block 219, Lot 18), Borough of Brooklyn.
APPEARANCES—
For Applicant: Ernest O. Ohmen.
For Administration: Thomas A. Larkin, Fire Dep't.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (769-49-A)
WHEREAS, the applicant reported that the work is completed as to Section 67 of the Multiple Dwelling Law and the Bureau of Fire Prevention reported that the sprinkler system has been inspected and a report made as to same to the Department of Housing and Buildings.

770-49-A

APPLICANT—Herman Miller, for Orange-Willow Corp., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—89-99 Columbia heights and 1-9 Orange street, northeast corner (Block 219, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Ernest Ohmen.
For Administration: Thomas A. Larkin, Fire Dep't.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (770-49-A)
WHEREAS, the applicant reported that the work is completed as to Section 67 of the Multiple Dwelling Law and the Bureau of Fire Prevention reported that the sprinkler system has been inspected and a report made as to same to the Department of Housing and Buildings.

81-27-S—Vol. II

APPLICANT—William F. Jenter, for Milton Kimmelman, owner.
SUBJECT—Application reopened January 10, 1950—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—48-56 West 48th street, south side, 408 ft. west of 5th avenue (Block 1263, Lot 61), Borough of Manhattan.
APPEARANCES—
For Applicant: William F. Jenter.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over; date to be set; applicant to submit statement to the Board containing information as to when present owner took title and as to Court decision; hearing closed.

487-49-A

APPLICANT—Ferdinand Savignano, for Lillian H. W. Levy as Trustee under the will of L. Napoleon Levy, deceased.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.
APPEARANCES—
For Applicant: Joseph Capano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to October 3, 1950, 2 P.M. for inspection and decision, without further argument.

709-49-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Windsor Plumbing and Supply Co., Inc.

LESSEE: Louis Garofalo.

SUBJECT—Application for revocation of Certificate of Occupancy 115482, dated October 21, 1945.

PREMISES AFFECTED—3916-3924 15th avenue and 1475-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

APPEARANCES—
For Applicant: J. A. Lipchitz.
For Opposition: Louis A. Bellini.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 10, 1950, 2 P.M., to be heard after inspection of premises in conjunction with Cal. No. 518-50-A.

377-50-A

APPLICANT—Hearn Buildings, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

APPEARANCES—
For Applicant: Arthur J. W. Hilly and Murray Altfas.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1950, 2 P.M., for inspection by a committee, for consideration of the records by the Board as to violations, etc., and for decision by the Board.

518-50-A

APPLICANT—Louis A. Bellini, for Windsor Plumbing Supply Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis A. Bellini.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and J. A. Lipchitz.

ACTION OF BOARD—Laid over to October 10, 1950, 2 P.M., for inspection by a committee and for applicant to request a computation of floor loads from Department of Housing and Buildings.

573-50-A

APPLICANT—Seymour A. Mitteldorf, for Margaret Manning, owner, Intercounty Launderers and Cleaners, Inc., lessee.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—403 East 105th street, north side, 91 ft. east of 1st avenue (Block 1699, Lot 1½) Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar; set for hearing September 26, 1950, 2 P.M.

637-50-A

APPLICANT—Lama, Proskauer and Prober, for Louis Rifkin, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 26, 1950 at 2 P.M., for inspection by a committee of the Board and for further consideration after applicant has filed plot plan.

ZONING APPLICATIONS

263-19-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Hayson Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the inclusion of a motor vehicle repair shop, stockroom, lubritorium and offices in an existing garage (previously granted by the Board).

PREMISES AFFECTED—564-592 (722-746 old), St. John place, south side, 333 ft. 8 in. east of Classon avenue (Block 1178, Lot 26), Borough of Brooklyn.

APPEARANCES—
For Applicant: Reginald S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (263-19-BZ—Vol. II)

WHEREAS, this application under section 7g of the zoning resolution, permitting in a residence use district, the erection and maintenance of a public garage, affecting premises 564-592 (formerly 722-746) St. Johns place, south side, 333 ft. 8 in. east of Classon avenue (Block 1178, Lot 26), Borough of Brooklyn, was granted by the Board, as Vol. I, July 22, 1919, on certain conditions; and

WHEREAS, the resolution was amended, as Vol. II, March 7, 1944, under section 7e of the zoning resolution, permitting for a term of two years, the inclusion of a motor vehicle repair shop, stockroom, lubritorium and offices; and

WHEREAS, the resolution was further amended June 6, 1944 and September 26, 1944; and

WHEREAS, the term of variance was extended March 12, 1946, February 25, 1948; and January 10, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 7, 1944 as

thereafter amended by resolutions adopted through January 10, 1950 by adding thereto:

"that irrespective of the previous proposal and requirement of the resolution that certain doors shall remain closed, such doors may be used and the curb cuts opposite same may be continued (Alt. Applic. 253-44)."

984-22-BZ

APPLICANT—Samuel Goldfein, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, for a term of years, the maintenance of a garage for storage of three motor vehicles, three spaces rented to persons not residing on the premises.

PREMISES AFFECTED—2379 Tiebout avenue, west side, 116.05 ft. north of East 184th street (Block 3147, Lot 32), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Goldfein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (984-22-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a residence use district for a temporary term of two years, the maintenance of a garage for the storage of three motor vehicles, three spaces rented to persons not residing on the premises; affecting premises 2379 Tiebout avenue, west side, 116.05 ft. north of East 184th street (Block 3147, Lot 32), Borough of The Bronx, was granted by the Board on February 19, 1924, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last extension being on September 25, 1945, and the applicant requested a further extension.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1924, as thereafter extended from time to time to expire September 25, 1950, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . *granted* under section 7 subdivision f for a term of five (5) years from the date of this *amended* resolution, to permit . . . that other than as herein amended, the resolution adopted on February 19, 1924, as amended through September 25, 1945, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained and that resolution of September 25, 1945 is corrected to read . . . that the premises are restricted to a plot of ground 25 ft. frontage by 125 ft. in depth, affecting premises 1379 Tiebout avenue, west side, 141.05 feet north of interesection of 184th street and known as Block 3147, Lot 32 . . ."

16-36-BZ—Vol. II

APPLICANT—Siegel and Green, for A. F. and G. Realty Corp., (owner under contract Kesbec, Inc.).

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station (previously denied under sections 7f and 21), motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories, for a term of fifteen years.

PREMISES AFFECTED—North side of Westchester avenue, northwest corner of White Plains road and northeast corner of Leland avenue (Block 3880, Lots 1, 2, 3, 4 and 5), Borough of the Bronx.

APPEARANCES—

For Applicant: Max Siegel and S. M. Covell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (16-36-BZ-Vol. II)

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station (previously denied by the Board under sections 7f and 21), motor vehicle repair shop, auto washing lubritorium, office and sale of accessories for a term of fifteen years, affecting premises Westchester avenue, north side, Northwest corner of White Plains road and Northeast corner of Leland avenue (Block 3880, Lots 1 to 5, inclusive), Borough of The Bronx was granted by the Board, April 18, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an approval of plans submitted as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby *approve* plans marked "Received July 14, 1950," three sheets, as in substantial compliance with the resolution adopted by the Board on April 18, 1950, and to permit the installation of eight (8) 550 gallon gasoline storage tanks as indicated thereon and the omission of the steel fence for the protection of planting beds along Westchester avenue and the installation of steelwindows glazed with wire glass and made self-closing along the rear wall as shown, and the maintenance of flood lights as indicated *on condition* that in all other respects the resolution adopted by the Board on April 18, 1950 shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N. B. Applic. 1087-49).

234-36-BZ—Vol. II

APPLICANT—Firestone, Rosen and Schiffer, Trebuhs Realty Co., Inc., owner (Bonded Auto Sales, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a retail-1 district, the change in occupancy from garage (previously granted by the Board for more than five motor vehicles and stores) to garage for more than five motor vehicles, used car sales and storage, stores and dance school.

PREMISES AFFECTED—1690-1698 Broadway and 203-209 West 53rd street, northeast corner (Block 1025, Lot 25), Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel Rosen, Alvin Herman and Joseph E. Werden.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (234-36-BZ-Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use district, for a term of five (5) years, the conversion of occupancy of part of and existing building, to the storage of more than five motor vehicles, affecting premises 1690-1698 Broadway and 203-209 West 53rd street, northeast corner (Block 1025, Lot 25), Borough of Manhattan, was granted by the Board, as Vol. I, March 16, 1937, on certain conditions; and

WHEREAS, the resolution was amended, as Vol. II, December 11, 1945, under section 7e of the zoning resolution and the term of variance was extended for a term of two (2) years; and

WHEREAS, the term of variance was further extended December 16, 1947; and

WHEREAS, the application requested a further extension of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 11, 1945 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

". . . *granted* under section 7 subdivision e, for a term of three (3) years from the date of this *amended* resolution; that other than as herein amended, the resolution adopted on December 11, 1945 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

1156-40-BZ

APPLICANT—Frank J. Ross, for Vincent Merolla, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7g and 7i of the zoning resolution, permitting partly in a residence use district, and partly in a business use district, the erection and maintenance of a garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—69-71 Carroll street, north side, 75 ft. east of Columbia street (Block 348, Lot 50), Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank J. Ross.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1156-40-BZ)

WHEREAS, this application, under sections 7f, 7g and 7i of the zoning resolution, to permit partly in a business use and partly in a residence use district, the erection and maintenance of a garage for more than five (5) motor vehicles and motor vehicle repair shop, affecting premises 69-71 Carroll street, north side, 75 ft. east of Columbia street (Block 348, Lot 50), Borough of Brooklyn, was granted by the board March 25, 1941, on certain conditions; and

WHEREAS, the resolution was amended April 15, 1941 and February 5, 1946; and

WHEREAS, the applicant requested a further amendment to the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 25, 1941 as amended by resolution adopted February 5, 1946 by adding thereto:

"that the conditions as to the building and the residential occupancy on the second floor as indicated on revised plans marked "Received June 14, 1950," three sheets, may be considered as substantially in accordance with the resolution adopted as to the arrangement of the premises. (Alt. Applic. 3969-45)"

105-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, William H. Schmohl, Jr., Harriet E. Schmohl, Evelyn A., Marion E., and Emma C. Schmohl, William H. Koch, Mabel L. Marino and Isabel Schmohl, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—442 East 109th street, southwest corner of East River drive (Franklin D. Roosevelt drive) and 433-443 East 108th street (Block 1702, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (105-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles, and also the conversion of occupancy of a structure to a garage for more than five motor vehicles, affecting premises 442 East 109th street, southwest corner of East River drive (Block 1702, Lot 29), Borough of Manhattan, was granted by the Board, as Vol. I, January 20, 1942, on certain conditions; and

WHEREAS, time to complete was extended July 28, 1942 and February 2, 1943; and

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles was granted by the Board, as Vol. II, June 21, 1949, on certain conditions; and

WHEREAS, time to complete was extended January 10, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board June 21, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and the work is approximately 90% completed, all work shall be completed within six (6) months from the date of this *amended* resolution. (Alt. 142-49)."

790-41-BZ

APPLICANT—Herman E. Behn, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (de-

cision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—112-16 to 112-18 101st avenue, southwest corner of 113th street (Block 9430, Lot 7), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Fred A. Behn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (790-41-BZ)

WHEREAS, this application under section 7i of the zoning resolution, permitting in a business use district for a term of three years, the conversion of occupancy of an existing building to a motor vehicle repair shop, affecting premises 112-16 to 112-18 101st avenue, southwest corner of 113th street (Block 9430, Lot 7), Richmond Hill, Borough of Queens, was granted by the Board June 30, 1942, on certain conditions; and

WHEREAS, time to complete the work was extended May 31, 1944; and

WHEREAS, the term of variance was extended June 26, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance:

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 30, 1942 as amended by resolutions adopted through June 26, 1945, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under section 7, subdivision i, for a term of five (5) years from the date of this *amended* resolution, to permit * * * that other than as herein amended, the resolution adopted on June 30, 1942 as amended by resolutions adopted through June 26, 1945 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Misc. Applic. 8047-41)."

1101-41-BZ—Vols. I and II

APPLICANT—A. L. Andujar, for The Texas Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II—to consider additional use and arrangement —re Application (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, the additional uses of a motor vehicle repair shop for minor repairs with hand tools only, and the parking and storage of motor vehicles on the unbuilt-upon portion of the lot in addition to motor vehicles being parked for service (previously granted by the Board—re reconstruction of existing gasoline service station).

PREMISES AFFECTED—451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant—Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended as to Vol. I and reopened as Vol. II, to consider additional use and arrangement.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1101-41-BZ—Vols. I and II)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a business use and partly in an unrestricted use district the reconstruction of an existing gasoline service station, affecting premises 451-457 Flushing avenue, and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn, was granted by the Board, as Vol. I, July 21, 1942, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 13, 1949; and

WHEREAS, the applicant requested an amendment of the resolution:

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 21, 1942 under Volume I, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N. B. 2422-41)."

Resolved further, that the application be and it hereby is *reopened* as Vol. II, subject to regular procedure, to consider additional use and arrangement.

708-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Hanover Sacks Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a residence and business use district, the change in occupancy from existing gasoline service station, garage for more than five motor vehicles and carpenter shop, to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking of motor vehicles.

PREMISES AFFECTED—61-42 to 61-48 Fresh Meadow lane, west side, 111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—TO REOPEN AND EXTEND TIME.

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (708-47-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a residence and business use district, the change in occupancy from existing gasoline service station, garage for more than five (5) motor vehicles and carpenter shop, to gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, and the parking of motor vehicles to be serviced, affecting premises 61-42 to 61-48 Fresh Meadow lane, west side,

111.43 ft. north of 65th avenue (Block 6901, Lot 56), Bayside, Borough of Queens was granted by the Board July 20, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended July 19, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board July 20, 1948 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and the work is approximately 70% completed, all work shall be completed within one (1) year from the date of this *amended* resolution (Alt. 754-47)."

1070-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Josephine Stock, owner (Arthur W. Sollie, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from auto body painting, to auto body painting, body and fender repair work and welding and spraying.

PREMISES AFFECTED—389-391 4th avenue and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1070-47-BZ)

WHEREAS, this application under section 7i of the zoning resolution to permit in a business use district, the change in occupancy from auto body painting to auto body painting, body and fender repair work, welding and spraying, affecting premises 389 to 391 4th avenue, and 266-274 6th street, southeast corner (Block 993, Lot 7), Borough of Brooklyn, was granted by the Board June 8, 1948 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended December 21, 1948, June 21, 1949 and January 10, 1950; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board June 8, 1948 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and the work is approximately 75% completed, all work shall be completed within six (6) months from the date of this *amended* resolution, (Alt. 4268-47)."

477-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Elias G. Arab, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station and motor vehicle repair shop to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (477-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station and motor vehicle repair shop, to include lubritorium, auto laundry, sale of auto accessories and the storage of more than five (5) motor vehicles, waiting to be serviced; affecting premises 1682-1694 Canarsie road, south side, 94 ft. east of Sea View avenue (Block 8316, Lot 41), Borough of Brooklyn was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, the resolution was amended June 27, 1950; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 18, 1949 as amended by resolution adopted by the Board on June 27, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N. B. 369-48)."

725-48-BZ

APPLICANT—Samuel Cohen, for Estate of James Boyd, Raymond A. Carroll and Ernest A. Herb, owners (Louis Raffone, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—407-411 West 25th street, north side, 100 ft. west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (725-48-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, affecting premises 407-411 West 25th street, north side, 100 feet west of 9th avenue (Block 723, Lots 26, 27 and 28), Borough of Manhattan was granted by the Board November 9, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 9, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under section 7 subdivision h for a term of five (5) years from the date of this *amended* resolution, to permit . . . that other than as herein amended, the resolution adopted on November 9, 1948 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. Applic. 1292-48)."

921-48-BZ

APPLICANT—Shreve, Lamb and Harmon Associates, for The Mutual Life Insurance Co., of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a retail and business use, B area and Class 2 height district the erection and maintenance of a building to exceed the allowable height, without the required setbacks.

PREMISES AFFECTED—1730-1750 Broadway, east side, from West 55th to West 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Gerald DePace.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (921-48-BZ)

WHEREAS, this application under Section 21 of the zoning resolution, to permit in retail and business use, B area and Class 2 height districts, the erection and maintenance of a building to exceed allowable height, without the required set backs affecting premises 1730-1750 Broadway, east side, from West 55th to West 56th streets, 213 West 55th street and 208 West 56th street (Block 1027, Lots 20, 23 and 40), Borough of Manhattan was granted by the Board December 21, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board December 21, 1948 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the building is substantially completed and application has been made for a Certificate of Occupancy, all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this amended resolution (N.B. Applic. 172-48)."

312-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidmar Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the change in occupancy from two-car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles to public lavatory, refreshment stand and gasoline selling station.

PREMISES AFFECTED—2884-2892 West 12th street, west side, 693 ft. south of Neptune avenue (Block 7266, Lot 190), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (312-49-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a business use district the change in occupancy from two car garage, public lavatory, refreshment stand and the parking of more than five motor vehicles to parking and storage of more than five motor vehicles, public lavatory, refreshment stand and gasoline station, affecting premises 2884 to 2892 West 12th street, west side, 693 ft. south of Neptune avenue (Block 7266, Lot 190) Borough of Brooklyn was granted by the Board July 12, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 24, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board July 12, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that all permits have been obtained and the work is approximately 25% completed, all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (Alt. 715-49)."

461-49-BZ

APPLICANT—Joseph F. J. Jacubowsky, for 1680 Coney Island avenue Realty Corp., owner (Miller Venetian Blind Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension in height of existing commercial structure, by addition of one story, using more than the permitted area.

PREMISES AFFECTED—1680-1688 Coney Island avenue and 1013-1023 Roder (Ryder avenue), northwest corner (Block 6575, Lot 25), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph F. J. Jacubowsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (461-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension in height of existing commercial structure, by addition of one (1) story, using more area than permitted, affecting premises 1680-1688 Coney Island avenue, 1013-1023 Roder avenue (Ryder ave.), northwest corner, (Block 6575, Lot 25), Borough of Brooklyn was granted by the Board September 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 20, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of the statement by the applicant that plans have been filed with the Department of Housing and Buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (Alt. 1288-48)."

151-50-BZ

APPLICANT—Jay M. Spinner, for Abe Brooks, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to existing building, using more than the area permitted, and the addition of offices and storage on second floor.

PREMISES AFFECTED—2115-86th street, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn.

APPEARANCES—
For Applicant: Jay M. Spinner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (151-50-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district the extension to existing building, using more than the area permitted, affecting premises 2115 86th, north side, 120 ft. east of 21st avenue (Block 6347, Lot 72), Borough of Brooklyn was granted by the Board July 11, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 11, 1950, so that as amended this portion of the resolution shall read:

"*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* as to the extension of area under section 21, to permit the one story extension at the rear as indicated on revised plans marked "Received September 11, 1950," one sheet; that there shall be no windows or other openings in the side or rear walls of such extension; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the portion on the mezzanine floor at the front shown to be left vacant the full width of the building and for a depth of 21 ft. shall be used for no purpose; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution (Alt. 3625-49)."

408-44-BZ

APPLICANT—Baker, Obermeier and Rosner, for Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee).

SUBJECT—Application for consideration—reopening to consider extension of use—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a residence use and partly in an unrestricted use district, for a term of six years, the 3rd and 4th stories of a building from East 71st street to East 72nd street, to be occupied as office and factory.

PREMISES AFFECTED—524-528 East 72nd street, south side, 373 ft. east of York avenue and 525-533 East 71st street (Block 1483, Lot 33), Borough of Manhattan.

APPEARANCES—
For Applicant: Oscar S. Rosner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider the extension of use, and set for hearing October 10, 1950, at 10 A.M.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

776-45-BZ—Vol. II

APPLICANT—John P. Riley, for New York City Housing Authority, owner.

SUBJECT—Application for consideration—reopening as Vol. II and amendment of resolution—re Application (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit partly in a residence and partly in a retail use district, the change of use of structure adjacent to heating plant (Building 8), from storage to garage for storage of management and maintenance motor vehicles and the use of open areas in front of proposed new garage for the parking of motor vehicles (previously acted upon by the Board re erection of Class A, Multiple Dwellings, area of dormers excessive).

PREMISES AFFECTED—450 Lillian Wald drive, block bounded by East Houston street, Avenue D, Franklin D. Roosevelt drive and Lillian Wald drive (Building 8-Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan.

APPEARANCES—
For Applicant: M. Schreiber.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II and set for hearing October 10, 1950, 10 A.M., subject to the regular procedure, to consider amendment.

MINUTES

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

789-49-BZ

APPLICANT—Irrera and Luongo, for Claraben Realty Corp., owner.

SUBJECT—Application for consideration—reopening and restoration to calendar and rehearing for introduction of further proof (order of the court)—re Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied).

PREMISES AFFECTED—2591-2613 Atlantic avenue, north side, from Sheffield avenue to Georgia avenue, 62-74 Sheffield avenue and 53-59 Georgia avenue (Block 3668, Lots 36-43, inclusive), Borough of Brooklyn.

APPEARANCES—
For Applicant: Raymond Irrera and Francis A. McGrath.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application restored to the calendar for the introduction of further proof in accordance with the order of the court, subject to the regular procedure, waiving all requirements for new photographs and a new decision of the borough superintendent and new plans except that additional copies of plans as filed with the application shall be furnished.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority
CHAPTER 508 OF 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

(1) Height and bulk;

(2) Required open spaces;

(3) Minimum dimensions of yards or courts; or

(4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

(1) Required open spaces; or

(2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is $6 ($6.15 by mail), single volumes each containing certain parts of the above described laws, $1.50 (by mail $1.60).

Checks for $3 or more must be certified.

A pamphlet titled Amendments to the New York City's Building Laws (cumulative to June 15, 1949), is now on sale at the City Record Office, 2213 Municipal Building, Manhattan, N. Y. 7. Price ONE DOLLAR, which includes postage.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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COURT DECISION

Matter of Hanover Sacks Corp'n. (Murdock et al)—On March 21, 1950, Board granted a variation, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station (previously denied under Section 21) motor vehicle repair shop, auto washing, lubritorium office and sale of accessories; Cal. No. 512-29-BZ, Vol. 2; premises 173-02 to 173-10 64th Avenue and 61-05 to 61-13 Fresh Meadow Lane, S.E. Corner, Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Pette sustained the Board, and among other things stated: "For this court to reverse a determination such as this, which is neither arbitrary nor capricious, would result in the substitution of the court's judgment for that of the administrative board." (New York Law Journal, August 4, 1950).

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to September 26, 1950.

Cal. No. *Dept.* *Premises Affected.*

662-50-A—H.B.M.—26 East 3rd street, south side, 135 ft. west of 2nd avenue (1st floor); (Block 458, Lot 20), Borough of Manhattan, Alt. 1521-49.

663-50-SM—Alpha Spout Cap (with inverted spout cap for containers of inflammable liquids), manufactured by Van Barcom Closures, Inc., Material.

664-50-A—H.B.B.—1589-1597 Atlantic avenue (1587-1597 displayed), and 45-55 Troy avenue, northeast corner (2nd floor); (Block 1706, Lot 1), Borough of Brooklyn, Alt. 3189-49.

665-50-SA—Olson Superflow Vacuum Still, Models 1607, 1808, 2010, 2412, 3014, 3616, 4220 and 4284, manufactured by Olson Filtration Engineers, Inc., Appliance.

666-50-SA—Olson Superflow Tubular Filter, Model 42-36-308 (liquid filter for solvents), manufactured by Filtration Engineers, Inc., Appliance.

667-50-BZ—H.B.Q.—85-01 to 85-09 Queens boulevard and 51-31 to 51-39 Reeder street, northeast corner (Block 1549, Lot 41), Elmhurst, Borough of Queens, Alt. 1955-50.

668-50-BZ—H.B.B.—2769 West 36th street, east side, 210 ft. north of Neptune avenue (Block 6979, Lot 55), Borough of Brooklyn, Alt. 3264-50.

669-50-A—F.D.—271-277 Beach 19th street, southwest corner of Plainview avenue (Block 134, Lot 40), Far Rockaway, Borough of Queens, 24897-LF and Decision.

670-50-BZ—H.B.B.—1750-1752 Atlantic avenue, south side, 151 ft. 4 in. east of Schenectady avenue (Block 1336, Lots 15 and 16), Borough of Brooklyn, N.B. 776-50.

671-50-A—F.D.—247-255 West 38th street, north side, 457 ft. 2⅔ in. west of 7th avenue (Block 788, Lot 19), Borough of Manhattan, 54895-LF and Decision.

672-50-A—H.B.M.—2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan, Alt. 2155-49.

673-50-BZ—H.B.B.—284-288 South 9th street and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn, N.B. 1402-50.

674-50-A—H.B.Q.—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street (Block 522, Lots 1, 21 and 29), Long Island City, Borough of Queens, Alt. 636-50.

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453-20-BZ—Vol. II—H.B.M.—323-335 West 96th street, north side, 50 ft. 6 in. east of Riverside drive (Block 1887, Lot 3), Borough of Manhattan, Alt. 1299-50.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 3, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 3, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

55-50-BZ—Application, January 24, 1950, under section 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of 75-02 Austin Street Realty Corporation, owner, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted; premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

431-50-A—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35 General City Law re partly in bed of mapped street—75th road).

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

309-28-BZ—Reopened July 25, 1950 as Volume III—Application, July 5, 1950, under sections 7c, 7i and 21 of the zoning resolution of J. G. L. Molloy, applicant on behalf of Shell Oil Co., Inc. and Benjamin Schechner, owners to permit in a business use district, the reconstruction, rearrangement and extension of a gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and parking of cars waiting to be serviced; premises 2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn.

428-50-BZ—Application, June 9, 1950, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of Rosenthal and Besner, owners, to permit in a retail use, D area district, the erection and maintenance of a commercial building (retail stores) using more area than permitted; premises South side of Benedict avenue, block front from Unionport road to Olmstead avenue and southeast corner of Benedict avenue and Olmstead avenue and southwest corner of Benedict avenue and Unionport road (Block 3933, Lot 17), Borough of The Bronx.

395-50-A—2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (basement); (Block 3029, Lot 15), Borough of The Bronx.

456-50-A—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 3, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 3, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

377-50-A—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

487-49-A—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

CALENDAR

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

481-50-A—52-14 35th street, north side, 100 ft. west of Bradley avenue (Block 303, Lot 22), Long Island City, Borough of Queens.

611-50-A—90 Eighth avenue, northwest corner of President street (6th floor); (Block 1065, Lot 37), Borough of Brooklyn.

658-50-A—47 Plaza street, northwest corner of Union street (10th and 15th floors); (Block 1064, Lot 24), Borough of Brooklyn.

538-49-A-Vol. II—101 East 74th street, north side, 25 ft. east of Park avenue (2nd-7th floors and rear of 8th); (Block 1409, Lot 2), Borough of Manhattan (reopened September 12, 1950).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday, morning, October* 10, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

408-44-BZ—Reopened September 19, 1950 as Vol. II—Application, September 12, 1950, under sections 7c and 21 of the zoning resolution of Oscar S. Rosner, applicant, on behalf of Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee), to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use; premises 524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

776-45-BZ—Reopened September 19, 1950 as Vol. II—Application, July 7, 1950, under sections 7e and 7h of the zoning resolution of John P. Riley, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the proposed change in use of a structure, adjacent to heating plant (Building 8), from storage to garage for the storage of management and maintenance motor vehicles and the use of open areas in front of proposed new garage, for parking of motor vehicles; premises 450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Block 356, Lot 1), Lillian Wald Houses, Borough of Manhattan.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

200-50-BZ—Application, March 22, 1950, under section 21 of the zoning resolution, of Frank S. Parker Associates, applicant, on behalf of Treoforo Webster Avenue Corp., owner, to permit in an unrestricted use, C area district the extension of an existing garage for more than five motor vehicles, using more than the area permitted; premises 3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

306-50-BZ—Application, May 3, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Allen Bortner, owner, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office; premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

403-50-BZ—Application, June 9, 1950, under section 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

512-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and maintenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 101 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 12), Borough of Brooklyn.

647-50-BZ—Application, August 22, 1950, under section 7c and 7A of the zoning resolution, of Herman Horowitz, applicant, on behalf of London Terrace, Inc., owner, to permit in the residence use portion of a plot located in a residence and retail use district the extension of an existing retail store into portion of first floor and cellar presently used as a restaurant, dining room and kitchen and to permit proposed entrance and show window to store more than the permitted distance from the intersection; premises 215-225 9th avenue, west side

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from West 23rd to West 24th streets, 401-407 West 23rd street and 400-404 West 24th street (Block 721, Lot 31), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

122-50-SM—Marble Face Building Block (Hollow and Solid Cinder and Concrete).

523-50-SA—Zyx Oil Burner—Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2, X-3.

439-50-SA—Anchor S A Conversion Oil Burner.

184-50-SM—Norwalk Tank Co., Inc., 275 Gallon Obround New York City Basement Oil Storage Tank.

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

623-50-A—Southwest corner of Ontario avenue and Victory boulevard (Block 669, Lot 1), West New Brighton, Borough of Richmond.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

521-50-A—87-93 Van Dam street, north side, 100 ft. west of Hudson street (10th floor); (Block 597, Lot 65), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 17, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

595-30-BZ—Reopened September 26, 1950 as Vol. III for consideration as to extension of term of variance (expired by limitation)—re Application of Lama, Proskauer and Prober, applicants, on behalf of Morben Properties, Inc., owner, previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a gasoline service station; premises 2478-2488 Coney Island avenue, northwest corner of Avenue V (Block 7136, part of Lots 35 and 39), Borough of Brooklyn.

25-34-BZ—Reopened June 7, 1949 as Volume III—Application, August 11, 1950, under sections 7e and 21 of the zoning resolution of Gustave Goldman, applicant, on behalf of Marion Birch, owner (Suburban House, Inc., lessee), to permit in a residence use district, the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret); premises 1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northwest corner (Block 5495, Lot 1000), Borough of Brooklyn.

288-50-BZ—Application, April 28, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John C. Kramer and Naomi Charmont, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office; premises 2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue "N" (Block 7666, Lot 15), Borough of Brooklyn.

441-50-BZ—Application, June 15, 1950, under section 7e of the zoning resolution, of Reginald S. Hardy, for Estate of Josephine E. Cain (Josephine C. Gruning and Anne C. Cain, Executrices), to permit in a residence use district, the erection and maintenance of a business building (retail store); premises 7620-7626 4th avenue and 371-383 77th street, northwest corner (Block 5950, Lots 52 and 57), Borough of Brooklyn.

486-50-BZ—Application, June 28, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years; premises 414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the

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addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

529-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution, of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores) using more than the area permitted and without the required set-backs from street lines; premises Northside of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

509-50-BZ—Application, July 6, 1950, under section 7e of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph De Pamphilis, owner, to permit in a residence use district, the erection and maintenance of a commercial building (stores); premises 116-11 to 116-21 Newport avenue and 252 to 260 Beach 117th street, southeast corner (Block 664, Lots 1 and 4), Rockaway Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 17, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1169-39-SM—Mohawk Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine.

360-50-SA—ABC Oil Burner—Model 55 marketed as Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB-55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Models P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55.

450-50-SM—Esko Paint Storage Cabinets.

283-50-SA—ABC Oil Burner—Model 54—Also to be marketed as Kleen-Heet Oil Burner—Model 70 and Cities Service Oil Burner—Model CS-54.

285-50-SA—Duo-Way Gas Fired Incinerator.

368-47-SA—Gemaco Oil Burner, Models AT-20, AT-45, AT-75, AT-100; (reopened November 1, 1949 re change of name and model numbers).

667-49-SM—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and pass types).

1107-39-SM—Insulite Insulation Fibre Board; (reopened July 5, 1950 re amendment of resolution to include ½ inch in thickness of Graylite Building Board).

229-50-SA—Timken Silent Automatic Gas Burners, Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80.

142-50-SA—Steril-King Gas Fired Hotwater Booster.

274-50-SA—Lockwood Door Closer, Model 5360.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street, and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; (reopened June 7, 1949).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to per-

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mit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

592-50-A—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses); (under section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets).

677-50-A—131-34 to 131-44 Kew Garden road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 31, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 31, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Krausshaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 12, 1950, were approved as printed in the Bulletin of September 19, 1950. Vol. 35, No. 38.

ZONING APPLICATIONS

339-32-BZ—Vol II

APPLICANT—Arnold W. Lederer, for Murray I. Fisher, owner.

SUBJECT—Application reopened June 27, 1950 as Vol. II—re Application (decision of the borough superintendent), under sections 7c, 7A, and 21 of the zoning resolution, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Murray I. Fisher.

For Opposition: Grace Pesce, Mary Malast, Frances Romeo, Josephine Nardiello, Anna Orlando, Salvatore Parano, M. Stanchik and Harry J. McDermott.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 24, 1950 at 10 A.M. for inspection and decision by the Board, without further argument.

866-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Guistino Barone, owner.

SUBJECT—Application (decision of borough superintendent) under sections 7i and 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced.

PREMISES AFFECTED—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Emanuel Thebner.

For Opposition: Sydney S. Levine, Mrs. Chiarello and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 31, 1950 at 10 A.M. for inspection and decision by the Board, without further argument.

55-50-BZ

APPLICANT—Burke, Morrison and Green, for 75-02 Austin Street Realty Corp., owner.

SUBJECT—Application (under section 21 of the zoning resolution) to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke, Kalman Klein and Samuel Paul.

For Opposition: Alan F. Rothmayer, F. S. Murty, D. E. Barry, E. A. Weekes, D. L. Morison, John C. McGill, M. C. Carmichael and Carl F. Brauer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1950 at 10 A.M. for further consideration.

168-50-BZ

APPLICANT—Burke, Morrison and Green, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway.

For Opposition: Charles H. Osterman, Louise De Vito, Sydney Morris, Joseph Einzig, Henry Pizzirani, Elsie Fried, Vincent Scuderi, Susie Marani and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 31, 1950 at 10 A.M. for inspection and decision by the Board, without further argument; hearing closed, with the exception that Mr. Kraushaar may make a statement if he wishes.

382-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono and Concetta Liguori, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and M. J. Hirshstein.

For Opposition: Charles H. Heinlein, Sidney I. Laitman, Mabel M. Koehler, Mabel McGrath

V. Salerno, Anne Mongiello, Laura Martinetti, Mary Albano, Mildred Carillo, Rebecca Heinsohn, Lucy Guerriero, Elizabeth Murtha, John A. Votta, Martin Donlon, John Bongiorno, and C. Thomas Soirero.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 31, 1950 at 10 A.M. for inspection and decision by the Board, without further argument.

413-50-BZ

APPLICANT—Paul Friedman, for Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Lowe and Holtzman and Weinbert, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years.

PREMISES AFFECTED—703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Sidney S. Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1950 at 10 A.M. at the request of attorney for objector; no further adjournments.

443-50-BZ

APPLICANT—Sheer Realty Corp., owner (Sheer Motors, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles.

PREMISES AFFECTED—66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Leffert Holz and Bernard M. Kaufman.

For Opposition: Wm. H. Wack.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 31, 1950 at 10 A.M. for inspection and decision by the Board, without further argument.

483-50-BZ

APPLICANT—Henry George Greene, for John J. Cavanaugh, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene and John J. Cavanaugh.

For Opposition: Marvin L. Levitt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 31, 1950 at 10 A.M. for inspection and decision by the Board, without further argument.

427-50-BZ

APPLICANT—Sterling Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a commercial building (store).

PREMISES AFFECTED—380 Central Park West and 1 West 98th street, northwest corner (Block 1834, Lot 29), Borough of Manhattan.

APPEARANCES—

For Applicant: Wm. Mastrow.

For Opposition: Zoltan Mayer, Charles J. Britz, David Butterman, Joseph F. Addonizio, John Paul Blair and Edw. Hoffman, for the Department of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn by applicant after full hearing, without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

431-50-A

APPLICANT—Burke, Morrison and Green, for 75-02 Austin Street Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35, General City Law re partly in bed of mapped street-75th road).

APPEARANCES—

For Applicant: William J. Burke, Kalman Klein and Samuel Paul.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 3, 1950 at 10 A.M. for further consideration.

488-50-A

APPLICANT—Arnold W. Lederer, for Murray I. Fisher, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Murray I. Fisher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to October 24, 1950 at 10 A.M. for inspection and decision without further argument.

Adjourned: 1:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 26, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

293-50-A

APPLICANT—George Raymond Euell, for Rose Gscheidle, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2315-2325 Story avenue, east side, 113.75 ft. east of Havemeyer avenue (Block 3699. Lot 73 and easterly part of Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: George Raymond Euell, George Gscheidle and Rose Gscheidle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (293-50-A)

WHEREAS, George Raymond Euell, for Rose Gscheidle, owner, filed April 21, 1950 an appeal from a decision of the borough superintendent, affecting premises 2315-2325 Story avenue, north side, 113.75 ft. east of Havemeyer avenue (Block 3699, Lot 73 and the easterly part of Lot 1), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent dated April 12, 1950 acting on amendment to Alt. Applic. 391-49 reads:

> "4. The use of premises in part for storage and repairing of more than five (5) commercial, and more than three (3) passenger motor vehicles, storage, crating, and packing, leading and shipping of all kinds of freight, operation of storage and shipping business, in a Residence Use District, is contrary to Article 2, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 175 ft. by 103 ft. in area, located in a residence use D area, class 1 height district, upon which there exists a series of buildings of one and two stories, 15 ft. and 26 ft. in height, 27 ft. 4 in. by 50 ft., 18 ft. by 47 ft. and 26 ft. 8 in. by 45 ft. 6 in. in area, of class 3 and 4 construction, used and occupied since 1928 for the storage and repairing of more than five commercial and more than three passenger motor vehicles, storage, crating and packing, loading and shipping freight, and the operating of a storage and shipping business; and

WHEREAS, Violation C-448 issued February 28, 1949 charged the violation of parking business vehicles inside the building line, without a C. of O. for such use; and

WHEREAS, Violation 1254-49 issued May 17, 1949 was for excavating earth and rock from in front of the building to the sidewalk creating a driveway and proceeding to erect a concrete platform and retaining wall along the driveway without obtaining the necessary and lawful permits; and

WHEREAS, Violation C-414 issued March 1, 1949 was for having erected a frame metal covered extension on the east side of the storage warehouse without submitting plans and application and receiving the Department's approval for same; and

WHEREAS, C.O. 1944 issued November 9, 1928 for premises Story avenue, north side, 188.75 ft. east of Havemeyer avenue (R. M. Swanson, owner) permitted the use of the building on said premises as a 2½ story one family frame dwelling; and

WHEREAS, the applicant contends that Story avenue was in an unrestricted use district from 1916 to April 26, 1945 when it was changed to residence use; that the premises have been used since 1928 for the operation of the shipping and storage business including the parking and storage and repairing of more than five commercial and more than three passenger motor vehicles, storage, crating, packing, loading and shipping of all kinds of freight; that this use has been common knowledge in the community and more than ten affidavits to that effect have been filed with the borough superintendent; that in 1928 the Department of Housing and Buildings approved N. B. 1818-28 for the erection of a storage house which was completed in 1928 and has been in use since; that at the time of the erection of such storage house, the Superintendent of Buildings did not require full compliance with the regulations in undeveloped districts outside the fire limits and issued certificates of occupancy only upon request; that the premises are on an undeveloped street, unregulated or graded, having no pavement, curbs or sidewalks; and

WHEREAS, the applicant has filed in support of this appeal the following: two used addressed envelopes postmarked 1939 and 1935, one of which was addressed to Mr. G. Cohen, 932 Hoe avenue, The Bronx, and bears the sender's name and address as Bronx and Westchester Van & Express Co., 2321 Story Ave., and one of which is addressed to the owners of the premises in question at 907 Hunts Point Ave., and bears the return address of the Aetna Life Insurance Company; seven automobile registration renewal stubs indicating the registration of 7 commercial vehicles in the names of Rose Gscheidle and Frederick H. Gscheidle, Jr. of 2321 Story Ave., The Bronx; two certificates of War Necessity for commercial vehicles, one for a single vehicle registered in the ownership of Frederick Gscheidle, 2321 Story avenue and dated January 1, 1944, stating that the vehicle was used in the business of moving, and one for four commercial vehicles in the name of Rose Gscheidle, 2321 Story Ave., such vehicles used in the business of trucking and the certificate is dated August 8, 1944; Cancelled check No. 506 dated August 26, 1944 drawn to the New York Telephone Co. and signed by Rose Gscheidle for Bronx and Westchester Van and Express Co., bearing the address of the payor as 2321 Story Ave., The Bronx; cancelled check drawn by Bronx and Westchester Van and Express Co. of 2321 Story Ave., dated September 8, 1945 to the New York Telephone Co. and signed by Rose Gscheidle; copy of printer's proof telephone listing in the Reuben H. Donnelley Classified Telephone Directory dated July 21, 1938, verifying the wording of an advertisement inserted in such directory by the Bronx and Westchester Van and Express Co., stating that a branch office was located at 2321 Story Ave.; a communication dated May 23, 1950 from the New York State Motor Truck Association addressed to the owner stating that he has been a member of such association since June 2, 1939; a copy of a printed calendar bearing the name of Bronx and Westchester Van and Express Co., 2321 Story avenue (Main office 904 Hunts Point Ave.) containing a calendar for the year 1944 attached thereto; a printed copy of a portion of a souvenir journal of a charitable organization under date of May 17, 1939 containing an advertisement of the Bronx and Westchester Van and Express Co. and indicating that such company had an office at 2321 Story Ave., The Bronx; a certificate of registration of a commercial motor vehicle registered in the name of Rose

Gscheidle, 2319 Story avenue, The Bronx, dated December 31, 1929; a copy of an order dated August 14, 1929, signed by Rosie Gscheidle with the White Motor Co. for delivery of a commercial motor vehicle; a copy of a communication dated December 15, 1938 from the Consolidated Edison Co. of New York, Inc., addressed to the Bronx and Westchester Van and Express Co. at 907 Hunts Point Ave., relating to a trucking service to be furnished between November 28th and December 3, 1938; Document No. 3889, license for public motor cart issued by the Department of Licenses August 6, 1934 to Rose Gscheidle, doing business as Bronx and Westchester Van and Express Co., permitting the use of two public motor carts in the City of New York; and

WHEREAS, the applicant contends that Rose Gscheidle and her family have been in business on the premises and also as the Bronx and Westchester Van and Express Co.; that addresses other than 2321 Story Ave. as indicated on exhibits filed are offices for procuring business and have no accommodations for equipment of any kind; and

WHEREAS, an examination of Alt. Applic. 391-49 filed with the borough superintendent indicates that the applicant has filed therewith 11 affidavits as to the use of the premises prior to the change in zoning to residence use; and

WHEREAS, N. B. Applic. 1818-28 filed for the erection of a storage warehouse on lot 73, such building to be 27 ft. 8 in. by 50 ft. in area, one story, 15 ft. in height, at the rear of the lot, was approved October 2, 1928, work commenced November 1, 1928 and completed September 30, 1929 and that C.O. 1944-28 was issued upon completion of N.B. 1709-28 for a 2½ story frame one family dwelling on the front of lot 73; that inspector's report dated November 9, 1928 on application for such certificate of occupancy describes the owner of the premises as R. M. Swanson, 2900 Eastern boulevard; and

WHEREAS, the report of a committee reads:

REPORT OF COMMITTEE

September 10, 1950

Re: Cal. No. 293-50-A
Premises 2315-2325 Story Avenue,
E.S. 113 ft. east of Havemeyer Ave., The Bronx.

This appeal is to review the decision of the Borough Superintendent who has refused to approve use of the premises consisting of Block 3699, Lot 73, and the easterly part of Lot 1, at the above address, for the storage and repairing of motor vehicles, and the crating, packing, shipping and trans-shipping in connection with the operation of storage and shipping business on the premises, which are in a residence use district

The premises were in an unrestricted use district until April 26, 1945, when the zoning was changed to residence use. There appears to be no question but that prior to such change in zoning Lot 73 and the premises were substantially as they are to-day in so far as the buildings are concerned and that they had been used prior to the change in zone for residence and for the storage of motor vehicles in the usual trucking business.

It now appears, however, that the type of business has changed and has been greatly expanded to include the packing and crating, loading, shipping and trans-shipping of various kinds of freight, and that there are engaged in such work a number of large trailer trucks. It also appears that to accommodate such business there has been an extension in the area used to include a portion of Lot 1 and a minor alteration to one of the buildings without a permit therefor, to provide shipping dock for the loading and unloading of freight. The business has grown to such an extent as to be objectionable to the owners in the immedate area, who are jealous of their rights, having been located in a residence use district since April 26, 1945.

Had the zoning remained unrestricted, there would be no inherent objection to the growth of the business. However, with the change to residence in 1945, the complete change to the type of the business becomes unlawful. The use of the building and land, as existing and used prior to the change of zone, would of course continue provided all laws relative thereto have been complied with for such use, but this would not include extension of area to include any portion of Lot 1.

In the opinion of the Committee, this appeal should not be granted.

HARRIS H. MURDOCK,
Chairman,

SEAN P. KEATING,
Commissioner,

TIMOTHY P. GUINEE,
Deputy Chief, Fire Dept.

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on amendment Alt. Applic. 391-49, Objection 4, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

573-50-A

APPLICANT—Seymour A. Mitteldorf, for Margaret Manning, owner (Intercounty Launderers and Cleaners, Inc., lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—403 East 105th street, north side, 91 ft. east of First avenue (Block 1699, Lot 1½), Borough of Manhattan.

APPEARANCES—
For Applicant: Seymour A. Mitteldorf and Sylvester J. Garamella.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (573-50-A)

WHEREAS, Seymour A. Mitteldorf, for Margaret Manning, owner, Intercounty Launderers and Cleaners, lessee, filed July 31, 1950, an appeal from a decision of the borough superintendent, affecting premises 403 East 105th street, north side, 91 ft. east of 1st avenue (Block 1699, Lot 1½), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 25, 1950, acting on amendment to Alt. Applic. 144-49, reads:

"1. Provide two means of egress from each and every floor of this building, as per Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is three stories, 37 ft. in height; 22 ft. by 73 ft. 7 in. in area, of Class 3 construction, erected in 1922, located in an unrestricted use, A area Class 2 height district and used and occupied since March 17, 1949, Cellar, boiler room; 1st floor, laundry and shipping room, 3 persons; 2nd floor, laundry and office, 6 persons; 3rd floor, laundry, 8 persons; that the building is provided with one 3 ft. 8 in. wide wood interior stairs, enclosed in fire retarded partitions, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the building was erected in 1922 as a factory for which Certificate of Occupancy 5474-22 was issued, permitting the following use: cellar, storage; 1st floor, factory, 4 persons; 2nd floor, storage, 2 persons; 3rd floor, storage, 2 persons, and in 1927 Certificate of Occupancy No. 12102 was issued permitting the following use and occupancy—cellar, storage; 1st floor, garage for 3 cars, 4 persons; 2nd floor, storage, 2 persons; 3rd floor, storage, 2 persons; that it is now proposed to restore the factory use and include the use of the building

throughout as a laundry for operation by a single tenant as follows: cellar, boiler room, no persons; 1st floor, laundry, kitchen and shipping, 3 persons; 2nd floor, laundry and office, 6 persons; 3rd floor, laundry, ironing and wrapping, 8 persons; that the building is provided with one interior stair leading direct to street and to roof; that this stair is 3 ft. 8 in. wide, wood construction, enclosed in fire retarded partitions; that all openings are equipped with self-closing fireproof doors; that it is proposed to provide additional means of egress to the 2nd and 3rd floor by the erection of an approved fire escape on the front of the building, to be in full compliance with Section 273 of the Labor Law, and the Factory Exit Rules of the Board; that it is requested that the existing interior stair and proposed fire escape be accepted as the two required exits as they will be remotely located; that the occupancy will be low; that the proposed use will be non-hazardous; that the proposed exits will adequately provide for the limited number of occupants; that compliance with Section 270 of the Labor Law would not provide any substantial improvement over that now proposed and would create an undue and unwarranted hardship; that the building will otherwise comply with the requirements of the Labor Law, the Administrative Building Code and any other law or ordinance applicable thereto; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 144-49, Obj. 1, and that the application be and it hereby is *granted* to permit the two means of exit as proposed and as indicated on plans filed with this application marked "Received July 13, 1950," (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance shall continue only so long as the building is occupied as proposed.

637-50-A

APPLICANT—Lama, Proskauer and Prober, for Louis Rifkin, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (637-50-A)

WHEREAS, Lama, Proskauer and Prober, for Louis Rifkin, owner, filed September 1, 1950, an appeal from a decision of the borough superintendent, affecting premises 968 Ocean parkway, west side, 140 ft. north of Avenue J (Block 6518, Lot 61), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated August 31, 1950, acting on Alt. Applic. 3191-50, reads:

"1. Proposed occupancy (nursing house) in a class 3 building more than 20 ft. in height is contrary to 4.2.1 of Adm. Code.

2. Egress from all floors to comply with Sec. 273.0 and 292.0 of Adm. Code."

and

WHEREAS. the applicant states that the building is two stories, 29 ft. 6 in. average in height; 35 ft. by 40 ft., irregular in area, Class 3 construction, on a lot 80 ft. by 150 ft. in area, located in a residence use, E area, Class 1 height district; erected in 1911 and used and occupied as a one family dwelling; proposed to be used and occupied as follows: cellar, ordinary use; 1st floor, nursing home, 17 persons; 2nd floor, nursing home, 15 persons; that the building will be equipped with a one source sprinkler system in stair halls; that there are two interior wood stairs, enclosed in studs and plaster with wood doors, which are not self-closing; that stair hall leads direct to street; stairs are 3 ft. and 2 ft. 8 in. in width; that it is proposed to install one exterior stairs on the south side of the building extending to yard; and

WHEREAS, the applicant contends that the building is provided with one 3 ft. wide stair from reception room to the 2nd floor and a rear stairway 2 ft. 8 in. wide from the kitchen to the 2nd floor; that it is proposed to construct a new 3 ft. 8 in. iron stair at the south side leading from the 2nd floor to the yard and in addition it is proposed to sprinkle all the halls and stair halls with a one source sprinkler system; that the first floor will have 17 beds and the 2nd floor 15 beds; that the building is entirely isolated and it is in excellent condition.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 3191-50, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to objection 1, *on condition* that the building shall not be increased in height or area; that the existing hedge around the premises shall be maintained; that this variance shall continue only so long as there are no additional buildings erected on lots adjoining the site; that the conditions shall remain substantially as indicated on area plan marked "Received September 25, 1950", (1 sheet); and as to Objection 2, that the exits as proposed and as indicated on plans filed with this appeal marked "Received September 1, 1950," (4 sheets), shall be maintained as indicated on such plans, including the interior means of exit protected with a sprinkler system as proposed and an exterior 3 ft. 8 in. wide iron stair leading from second floor to grade; that the proposed sprinkler system shall be of a type as to arrangement and source of water as would be required if this building were a converted dwelling under the multiple dwelling law; that all doors to public halls shall be fireproof and self-closing, except that if such doors are hardwood and in good condition they may be permitted to remain, provided they are made self-closing; that the door to the cellar shall be maintained self-closing; that there shall be no human occupancy in the attic; that in all other respects the building and occupancy shall comply with all laws rules and regulations applicable thereto and in compliance with the requirements of the Health and Hospital departments, as either or both may have jurisdiction.

314-34-A

APPLICANT—New York Central System, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent, (previously granted on condition, for a term of years).

PREMISES AFFECTED—South side of Broadway, 90 ft. southeast of West 225th street (Block 2215, Lot 675), Borough of Manhattan.

APPEARANCES—
For Applicant: S. D. McMahon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (314-34-A)

WHEREAS, this appeal, affecting premises south side of Broadway, 90 ft. southeast of West 225th street (Block 2215, Lot 675), Borough of Manhattan, was granted by the Board December 18, 1934 for a term of two years on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended September 21, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 18, 1934 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended*, the resolution adopted on December 18, 1934 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Applic. No. 9675-1905)."

348-34-A

APPLICANT—Samuel Rosenblum, for Montrose Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner (previously granted on condition, for a temporary term).

PREMISES AFFECTED—136 41st street, south side, 240 ft. east of 1st avenue (Block 716, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (348-34-A)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 136 41st street, south side, 240 ft. east of First avenue (Block 716, Lot 20), Borough of Brooklyn, was granted by the Board June 18, 1935, on certain conditions; and

WHEREAS, the resolution amended November 19, 1935 and November 12, 1941; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted February 1, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 18, 1935, as *amended* by resolutions adopted through February 1, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of one (1) year from the date of this *amended* resolution, to permit . . . that the premises shall be maintained to the satisfaction of the fire commissioner; that other than as herein *amended*, the resolution adopted on June 18, 1935, as *amended* through February 1, 1949 shall be complied with."

255-41-A—Vol. II

APPLICANT—Stillwell Nursing Home, lessee, for Warren-Chambers Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent, (previously granted for a temporary term).

PREMISES AFFECTED—1935 Bedford avenue, east side, 100 ft. north of Hawthorne street (Block 5043, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: May B. McKenna.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (255-41-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1935 Bedford avenue, east side, 100 ft. north of Hawthorne street (Block 5043, Lot 5), Borough of Brooklyn, was granted by the Board as Vol. I April 22, 1941, on certain conditions, for a term of two years; and

WHEREAS, the resolution was amended September 17, 1946 and July 22, 1947; and

WHEREAS, the term of variance was extended July 25, 1944 as Vol. II, and further extended July 16, 1946 and September 14, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 22, 1941, as *amended* by resolutions adopted through September 14, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended*, the resolution adopted on April 22, 1941, as *amended* through September 14, 1948 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

1094-41-A

APPLICANT—Solomon Simon, for Sholem Aleichem Folkshul 15, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a term of years).

PREMISES AFFECTED—174 East 51st street, west side, 142 ft. 2½ in. south of Winthrop street (Block 4620, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anne Calter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1094-41-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 174 East 51st street, west side, 142 ft. 2½ in. south of Winthrop street (Block 4620, Lot 15), Borough of Brooklyn, was granted by the Board on January 27, 1942, on certain conditions; and

WHEREAS, the term of variance was extended July 25, 1944, September 24, 1946 and September 21, 1948; and

WHEREAS, the applicant requested a further extension of the variance;

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted January 27, 1942, only

so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended,* the resolution adopted on January 27, 1942 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. Applic. 5531-41)"

531-44-A

APPLICANT—Raymond M. Hilliard, for Department of Welfare, for Board of Estimate, City of New York, Bureau of Real Estate, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a term of years).

PREMISES AFFECTED—2155 Daly avenue and 912 Bronx Park South, southwest corner (Block 3125, Lot 38), Borough of The Bronx.

APPEARANCES—
For Applicant: J. A. Eggleston, Edward J. McGoldrick, Jr., and Oldrick Wild.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (531-44-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 2155 Daly avenue and 912 Bronx Park South, southwest corner (1st, 2nd and 3rd floors); (Block 3125, Lot 38), Borough of The Bronx, was granted by the Board September 26, 1944, on certain conditions; and

WHEREAS, the term of variance was extended October 15, 1946 and October 5, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 26, 1944, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended,* the resolution adopted on September 26, 1944 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. Applic. 430-44)"

534-48-A

APPLICANT—Coca Cola Bottling Co., of New York, Inc., owner.

SUBJECT—Application reopened and restored to calendar July 19, 1950—re Appeal from an order and a decision of the fire commissioner (previously withdrawn).

PREMISES AFFECTED—401-435 East 34th street, 34-37 Marginal street, northwest corner, 602-614 1st avenue and 400-432 East 35th street (1st floor); (Block 966, Lots 1-5, 7, 8, 15, 17, 19, 21, 22, 24, 25, 26, 27, 30 and 31), Borough of Manhattan.

APPEARANCES—
For Applicant: Milton C. Kramer.

ACTION OF BOARD—Appeal withdrawn to comply. The applicant requests withdrawal of this appeal in view of the action by the Board on Cal. No. 1101-48-SA as to CO_2 converter receiver which is the subject of this appeal.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

ZONING APPLICATIONS

647-17-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Goldman, owner (James Miller, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage to motor vehicle repair shop, body and fender repairs, painting and spraying, welding and garage for more than five motor vehicles.

PREMISES AFFECTED—1419 East New York avenue, north side, 111 ft. 1¼ in. west of Sterling place (Block 1419, Lot 25), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (647-17-BZ—Vol. II)

WHEREAS, this application under the zoning resolution, to permit the erection of a garage and factory in a business use district, affecting premises south side of Sterling place, 144 ft. 3½ in. west of East New York avenue, Borough of Brooklyn, was granted by the Board, as Vol. I, June 11, 1917, on certain conditions; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from garage to motor vehicle repair shop, body and fender repairs, painting and spraying, welding and garage for more than five (5) motor vehicles, affecting premises 1419 East New York avenue, north side, 111 feet 1¼ inches west of Sterling place, and 1894-1898 Sterling place (Block 1419, Lot 25), Borough of Brooklyn, was amended by the Board, as Vol. II, May 3, 1949; and

WHEREAS, time to obtain permits and complete the work was extended September 13, 1949 and January 10, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 11, 1917, as *amended* by resolutions adopted through January 10, 1950, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . in view of statement by applicant that all permits have been obtained and that the work is 50 per cent completed, that all work shall be completed within six (6) months from the date of this *amended* resolution (Alt. Applic. 2966-48)."

492-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Halward Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use

district, the change in occupancy from gasoline service station (previously granted by the Board), to gasoline service station, sales office, lubritorium, brake testing, wheel alignment and extension of existing structure.

PREMISES AFFECTED—1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (492-27-BZ—Vol. II)

WHEREAS, this application under the zoning resolution to permit the erection and maintenance of a gasoline service station, affecting premises, 1134-1144 East New York avenue and 2-12 East 98th street, southwest corner (Block 4600, Lot 7), Borough of Brooklyn, was granted by the Board as Vol. I February 28, 1933, on certain conditions; and

WHEREAS, the resolution was amended from time to time and last amended as Vol. II, July 23, 1946; and

WHEREAS, plans were approved January 14, 1947; and

WHEREAS, time was extended July 22, 1947, July 27, 1948 and July 19, 1949; and to obtain permits and complete the work; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1933, as *amended* through July 9, 1949, in so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 3441-45)."

249-29-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Rose Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as per revised plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7f and 7h of the zoning resolution, permitting in a residence and business use district, for a term of fifteen years, the extension of an existing gasoline service station (previously granted by the Board) and the addition of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—*2228-2232* Gerritsen avenue, 3094-3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn.

APPEARANCES—
For Applicant—Henry J. Nurick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (249-29-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution to permit in a business use district the erection and maintenance of a gasoline service station affecting premises 2228-2234 Gerritsen avenue, southwest corner of Avenue U (old); (Block 7370, part of Lot 64) Borough of Brooklyn was granted by the Board May 20, 1932, as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended and time was extended June 6, 1933; and

WHEREAS, this application under sections 7c, 7f and 7h of the zoning resolution, to permit in residence and business use districts, the extension of an existing building, the extension in area of an existing gasoline service station (previously granted by the Board) and the addition of parking and storage of more than five motor vehicles, affecting premises 2228-2232 Gerritsen avenue, 3094 to 3112 Avenue U, southwest corner and 2119-2131 Brigham street (Block 7370, Lot 10), Borough of Brooklyn was granted by the Board February 28, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 20, 1932, under Vol. I, as *amended* by resolution adopted on February 28, 1950, as to Vol. II, by adding thereto:

". . . that the resolution adopted by the Board on February 28, 1950, may include the following changes, as indicated on revised plans marked 'Received September 8, 1950' (2 sheets) and involving an extension of the office and dressingroom, rearrangement of gasoline pumps and addition of one pump and as to signs advertising only the brand of gasoline on sale and extending not more than 4 ft. from the building line, providing the sign proposed at the easterly lot line on Gerritsen avenue is not nearer than 10 ft. from the brand sign on the adjoining Sunoco gasoline station; and that in all other respects the resolution adopted by the Board on February 28, 1950, shall be complied with (Alt. 1554-49)."

593-30-BZ—Vol. III

APPLICANT—Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-02 Horace Harding boulevard and 61-01 219th street, southeast corner (Block 7609, part of Lot 1), Bayside, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (593-30-BZ—Vol. II)

WHEREAS, this application, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 219-02 Horace Harding boulevard and 61-01 219th street, southeast corner (Block 7609, Lot 1), Bayside, Borough of Queens, was granted by the Board as Vol. I May 31, 1931, on certain conditions; and

WHEREAS, time to obtain permits and complete the work, was extended from time to time, the last such extension

having been granted on October 3, 1933, at which time, the resolution was amended and plans approved; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business district, the erection of a gasoline service station, (a gasoline service station having previously been granted by the Board for a portion of these premises, but not erected), was denied by the Board July 24, 1945, as Vol. II; and

WHEREAS, the resolution was amended as Vol. III, July 2, 1946 and

WHEREAS, plans were approved September 17, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 14, 1949; and

WHEREAS, the resolution was further extended June 14, 1949; and

WHEREAS, the applicant requested a further extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 31, 1931, as *amended* by resolutions adopted through June 14, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of written statement by applicant that working plans have been partially approved and some permits obtained and the contract awarded, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 4238/46)."

262-32-BZ

APPLICANT—Edward J. Walsh, for Mary and Edward J. Walsh, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—Southwest corner of Wyona avenue and Willowbrook road (Block 2099, Lots 29-31), Port Richmond, Borough of Richmond.

APPEARANCES—
For Applicant: Mary E. Walsh.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (262-32-BZ)

WHEREAS, the application affecting premises southwest corner of Wyona avenue and Willowbrook road (Block 2099, Lots 29, 30 and 31), Port Richmond, Borough of Richmond, was granted by the Board September 23, 1932, for a term of two years; and

WHEREAS, the term of variance was extended from time to time and last extended September 21, 1948; and

WHEREAS, the applicant requested a further extension of term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 23, 1932, as *amended* by resolutions adopted through September 21, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision f for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended*, the resolution adopted on September 23, 1932, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (N. B. Applic. 254/32)."

294-44-BZ

APPLICANT—Albert B. Bauer, for Department of Hospitals, City of New York, Department of Public Works, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under sections 7c and 7d of the zoning resolution, permitting partly in a residence use and partly in a business use district, the erection and maintenance of a central laundry for a group of city-owned-and-operated hospitals.

PREMISES AFFECTED—550-578 Rutland road and 567-597 Kingston avenue, southeast corner (Block 4812, part of Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: S. H. Greenhill.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (294-44-BZ)

WHEREAS, this application under sections 7c and 7d of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a central laundry for a group of city-owned-and-operated hospitals, affecting premises 550-578 Rutland road and 567-597 Kingston avenue, southeast corner (Block 4812, part of Lot 1), Borough of Brooklyn, was granted by the Board July 25, 1944, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended July 22, 1947; and

WHEREAS, the applicant requested a further extension of time for a similar purpose; and

WHEREAS, the matter was in the courts and the Board's decision was affirmed on June 27, 1947.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1944, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that plans have been filed with the borough superintendent and all permits have been obtained, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N. B. 63-44)."

484-45-BZ

APPLICANT—Reiss Manufacturing Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the extension of an existing factory building, to exceed the area and height permitted by the zoning resolution.

PREMISES AFFECTED—101-111 4th avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan.

MINUTES

APPEARANCES—
For Applicant: James E. Fogarty.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (484-45-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use district the extension of an existing factory building, to exceed the area and height than permitted by the zoning resolution, affecting premises 101-111 Fourth avenue and 100-106 East 12th street, southeast corner (Block 556, Lots 44, 45 and 46), Borough of Manhattan was granted by the Board October 30, 1945 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 20, 1949; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 30, 1945, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 739-45)."

38-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Park Plains, Inc., Broad Hill, Inc., Samuel Fine, Jacob Ainsberg and Park Center Realty Corp., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a retail use, D area district, the proposed occupancy of more area of lot than permitted.

PREMISES AFFECTED—1878-1888 East Tremont avenue, 1584-1602 White Plains road, southeast corner, and 1611-1625 Unionport road, southwest corner of East Tremont avenue (Block 3952, Lots 1, 5, 6, 12, 13, 14, 19, 8, 9, 10, 11 and 16), Borough of The Bronx.

APPEARANCES—
For Applicant: George Pearlman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (38-46-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a retail use, D area district, the proposed occupancy of more area of lot than is permitted, affecting premises 1584-1594 White Plains road and 1611-1621 Union Port road, west side, 82.75 ft. south of Tremont avenue (Block 3952, Lots 1, 19, 5 and part of Lot 16), Borough of The Bronx was withdrawn, without prejudice, March 26, 1946, as Vol. I; and

WHEREAS, upon request by the applicant the application was reopened and granted by the Board September 28, 1948, as Vol. II on certain conditions; and

WHEREAS, the resolution was amended March 29, 1949; and

WHEREAS, time to obtain permits and complete the work was extended September 20, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on September 28, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that part of the buildings have been completed, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. App. 1/46)."

871-46-BZ

APPLICANT—William Gold, for B.K.R. Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use, C and D area districts, the erection of a building to be used as a motion picture theatre and stores, using more than the area permitted.

PREMISES AFFECTED—97-39 to 97-45 Queens boulevard, 97-01 to 97-07 64th road northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens.

APPEARANCES—
For Applicant: Robert Koniver.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (871-46-BZ)

WHEREAS, this application under section 7c and 21 of the zoning resolution, to permit in residence and business use, C and D area districts, the erection of a building to be used as a motion picture theatre and stores, using more than the permitted area, affecting premises, 97-05 Queens boulevard; 97-01 to 97-07 64th road, northwest corner and 97-22 to 97-28 64th avenue (Block 2091, Lots 1, 4, 16 and 18), Woodside, Borough of Queens, was granted by the Board June 3, 1947, on certain conditions; and

WHEREAS, plans were approved September 16, 1947 as being in substantial compliance with the Board's resolution; and

WHEREAS, time to obtain permits and complete the work was extended September 21, 1948 and September 20, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N.B. 986/45)."

1033-47-BZ

APPLICANT—James E. Casale, for Hunt's Point Oval, Inc., owner.

SUBJECT—Applicatoin for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted.

PREMISES AFFECTED—1402-1416 Unionport road and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx.

APPEARANCES—
For Applicant: James E. Casale.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1033-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a local retail use, D area district, the erection of a building to be used as stores, using more than the area permitted, affecting premises 1402-1416 Unionport road and 1315-1325 Odell street, northwest corner (Block 3933, Lot 40), Borough of The Bronx, was granted by the Board March 16, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended May 17, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 612-47)."

312-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Cornell Furniture Co., owner.

SUBJECT—Application for consideration——reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the extension to existing building on 2nd floor, using more than the permitted area.

PREMISES AFFECTED—6702-6716 18th avenue, 1780-1790 67th street, southwest corner and 1779-1789 68th street (Block 5568, Lots 36 and 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (312-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building on second floor, using more than the area permitted; affecting premises 6702 to 6716 18th avenue, 1780 to 1790 67th street, southwest corner and 1779 to 1789 68th street (Block 5568, Lots 36 and 42) Borough of Brooklyn was granted by the Board July 27, 1948, on certain conditions; and

WHEREAS, the resolution was amended April 5, 1949; and

WHEREAS, time to obtain permits and complete the work was extended July 19, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . in view of statement by applicant that all permits have been obtained, all work shall be completed within one (1) year from the date of this *amended* resolution (Alt. 4678-47)."

860-48-BZ

APPLICANT—Jacob Rivkin, for Sophie Sternberg, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension to existing store.

PREMISES AFFECTED—702-708 Ocean parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn.

APPEARANCES—
For Applicant: Jacob Rivkin and Charles J. Sternberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (860-48-BZ)

WHEREAS, this application under section 7a of the zoning resolution, to permit in a residence use district, the extension to existing store, affecting premises 702-708 Ocean Parkway and 204-214 Lawrence avenue, southwest corner (Block 5423, Lot 44), Borough of Brooklyn was granted by the Board September 13, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 2066-48)."

974-48-BZ

APPLICANT—Paul Friedman, for Alcul Investors, Inc., and Edward R. Culliford, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the parking and storage, outdoor display and sale of more than five motor vehicles on the unbuilt upon portion of plot, and on portion of the portion of the plot to be cleared; the use of building at front as an office, tire battery service and storage shop; the use of building at rear to be occupied as paint shop, auto body repairs and storage of auto parts.

MINUTES

PREMISES AFFECTED—670-676 Herkimer street (670-678 displayed), south side, 193 ft. west of Utica avenue (Block 1707, Lots 39 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Goddard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (974-48-BZ)

WHEREAS, this application under sections 7c, and 7i of the zoning resolution, to permit in business and unrestricted use districts, the parking and storage, outdoor display and sale of more than five motor vehicles on the unbuilt upon portion of plot and on portion of plot to be cleared, the use of building at front as an office, tire, battery service and storage shop, the use of part of plot in business use as access from street to buildings at rear and the use of buildings at rear to be occupied as paint shop, auto body repairs and storage of auto parts, affecting premises 670-676 Herkimer street (670-676 displayed), south side, 193 feet west of Utica avenue (Block 1707, Lots 39 and 40), Borough of Brooklyn was granted by the Board March 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that the work has been partially completed, that all permits shall be obtained and all work completed within four (4) months from the date of this *amended* resolution (Alt. Applic. 1184/47)."

992-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Oakridge Estates, Inc., (Goldring Motors, Inc.), owners.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7A, 7e and 7i of the zoning resolution, permitting in the business portion of the lot, the erection and maintenance of a building to be used for boiler room, storage and locker room in cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on 1st floor; storage of auto parts and office on mezzanine, and to permit off-street parking for more than five motor vehicles in the residence use portion of lot for patrons' cars; with entrances and exits greater than permitted at a greater distance from intersections, than is permitted.

PREMISES AFFECTED—1154 Clarkson avenue and 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Joseph G. Goldring.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (992-48-BZ—Vol. II)

WHEREAS, this application under sections 7c, 7e, 7i, 21 and 7A of the zoning resolution, to permit in a business use district along Clarkson avenue, motor vehicle repairing and lubrication in a building otherwise conforming to the requirements for a business use district for auto showroom, offices and storage of auto parts and to permit in the residence use district, along Kings highway, parking of patrons' and employees' cars; affecting premises 1154 Clarkson avenue, 250 Rockaway parkway, southwest corner, 9601-9627 Kings Highway and 255-279 East 96th street (Block 4651, Lot 1), Borough of Brooklyn was denied by the Board, March 15, 1949, as Vol. I; and

WHEREAS, this application under sections 7A, 7i and 7e of the zoning resolution to permit in the business use portion of the lot the erection and maintenance of a building to be used for boiler room, storage and locker room in cellar; auto showroom, storage of auto parts, lubritorium, welding, motor vehicle repair shop, paint and spray shop on first floor; storage of auto parts and office on mezzanine, and to permit off-street parking for more that five motor vehicles in the residence use portion of lot for patrons' cars; with entrances and exits greater than permitted at a greater distance from intersections than is permitted, was granted by the Board July 12, 1949, as Vol. II, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended July 26, 1950; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the Board is informed that the certiorari proceeding was withdrawn by one of the parties thereto on May 2, 1950, and by the other on July 17, 1950.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1949, by adding:

". . . that the interior arrangement of the accessory building and the width and length may be in accordance with revised plan marked "Received May 31, 1950," (3 sheets), that except for the above amendments the requirements of the resolution as adopted by the Board on July 12, 1949, shall be complied with in all respects; that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N. B. Applic. 1651-48)."

74-49-BZ

APPLICANT—Harris, Newmark and Company, for 515 Seventh Avenue Corp., owner.

SUBJECT—Application for consideration—re approval of amended plans—re application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use, B area district, for a term of twenty-one (21) years, the erection and maintenance of a storage garage for more than five motor vehicles and stores (granted by the Board for a term of twenty years on March 29, 1949—resolution amended as to term of twenty-one (21) years on May 3, 1949).

PREMISES AFFECTED—515 7th avenue and 144-158 West 38th street, southeast corner (Block 813, Lots 64, 65 and 67), Borough of Manhattan.

APPEARANCES—

For Applicant: William F. Jenter and Lawrence J. Mayer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, amended plans approved and time to complete extended.

THE VOTE TO REOPEN, APPROVE AMENDED PLANS AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (74-49-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a retail use, B area district, the erection and maintenance of a storage garage for more than five (5) motor vehicles and stores, affecting premises 515 Seventh avenue and 144-158 West 38th street, southeast corner (Block 813, Lots 64, 65 and 67), Borough of Manhattan, was granted by the Board March 29, 1949, on certain conditions; and

WHEREAS, the resolution was amended May 3, 1949, June 28, 1949 and October 11, 1949; and

WHEREAS, plans were approved as being in substantial compliance with the Board's requirements May 3, 1949 and October 11, 1949; and

WHEREAS, the applicant requested approval of amended plans submitted to the Board in compliance with the requirements of the resolution, and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings, marked "Received September 22, 1950" (22 sheets) as in substantial compliance with the requirements of the resolution adopted by the Board on March 29, 1949, as *amended* May 3, 1949 and June 28, 1949, *on condition* that in addition all other requirements of the above named resolutions shall be complied with in all respects where not inconsistent with this *amended* resolution; that a sprinkler system shall be installed throughout the garage portion of the cellar in addition to the sprinkler curtains at the ramp at each story; that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution approving plans and that all previously approved plans are hereby voided (N. B. 14-49)."

437-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Josephine Schnurmacher, owner (Gulf Oil Corp., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in the business use portion of lot, located in a residence and business use district, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs (minor), office, storage and the extension of such use into existing garage for more than five motor vehicles.

PREMISES AFFECTED—1190-1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (437-49-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in residence and business use districts, the reconstruction of a gasoline service station with auto laundry, motor vehicle repairs, office and storage and the extension of such use into an existing garage for more than five motor vehicles, affecting premises 1190-1196 2nd avenue and 310 East 63rd street, southeast corner (Block 1437, Lot 49), Borough of Manhattan was granted by the Board July 22, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that the plans have been approved by the Department of Housing and Buildings, that all work has been completed, additional time is required to obtain a certificate of occupancy; that such certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution (Alt. 749-49)."

682-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose A. Pisklak, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change in use from a garage for five motor vehicles to a garage for more than five motor vehicles.

PREMISES AFFECTED—866-868 Ralph avenue, south side, 125 ft. east of Ralph avenue (Block 1483, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (682-49-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the change in use from a garage for five motor vehicles to a garage for more than five motor vehicles, affecting premises 866-868 Madison street, south side, 125 ft. east of Ralph avenue, (Block 1483, Lot 13), Borough of Brooklyn was granted by the Board February 15, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that plans have been approved by the department of Housing and Buildings, permits obtained and the work partially completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. App. 2657/49)."

817-49-BZ

APPLICANT—Henry George Greene, for Solomon N. Petchers, owner.

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, for a term of fifteen (15) years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop, (with hand tools only), and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Southeast corner of Webster avenue and East 204th street (Block 3330, Lot 68), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3
Negative: Chairman Murdock 1

THE RESOLUTION (817-49-BZ)

WHEREAS, this application under sections 7f, 7i and 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of more than five motor vehicles, affecting premises southeast corner of Webster avenue and East 204th street (Block 3330, Lot 68), Borough of The Bronx, was granted by the Board April 11, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 11, 1950, by adding thereto:

". . . that the accessory building may be moved one (1) ft. northerly and the depth of the building may be increased to 36 ft. as indicated on revised plans marked "Received September 20, 1950," *on condition* that in all other respects the resolution adopted by the Board on April 11, 1950, shall be complied with, including the plans referred to therein as "Received November 2, 1949," (two sheets), and revised plan marked "Received March 23, 1950," (1 sheet); (N.B. Applic. 774-49)."

453-20-BZ—Vol. II

APPLICANT—Earl I. Gallant, for Philip Tarter and Leon Igel, owners (Stratford Garage, Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II re extension in height—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change of penthouse and extension of same as new 4th story to be used as storage garage for more than 5 cars, which proposed extension is within 200 ft. of Riverside parkway and within 200 ft. of a school, (previously acted upon by the Board).

PREMISES AFFECTED—323-335 West 96th street, north side, 50 ft. 6 in. east of Riverside drive (Block 1887, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Earl I. Gallant and Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. 2, subject to the regular procedure, to consider extension in height.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

595-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2478-2488 Coney Island avenue, northwest corner of Avenue V (Block 7136, part of Lots 35 and 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing October 17, 1950, at 10 A.M., to permit two publications in the Bulletin, for consideration of proposed extension of term of variance for fifteen years; waiving all requirements except a new decision of the borough superintendent.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

181-38-BZ—Vol. II

APPLICANT—Edward Greenberg, for Frances Smith, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously denied by the Board under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use district, the alteration to existing garage into two buildings, by erecting a new enclosure wall and to permit the change of occupancy to gasoline service station and motor vehicle repair shop (garage use previously granted by the Board).

PREMISES AFFECTED—410 City Island avenue, east side, 100.41 ft. north of Ditmars street (Block 5645, Lot 6), Borough of The Bronx.

APPEARANCES—

For Applicant: Edward Greenberg, Angelo Rescinti and W. A. Fordham.

For Opposition: Harry Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen, withdrawn without prejudice, pending the obtaining of title to the entire premises by Mr. Greenberg.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1053-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner (Bailey Refrigeration Co., Inc., lessee).

MINUTES

SUBJECT—Application for consideration—reopening and restoration to docket (previously withdrawn)—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts and office.

PREMISES AFFECTED—115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the calendar as Vol. 2, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

126-50-BZ

APPLICANT—M. Martin Elkind, for Rockaway Realty Co., owner (Hogan Paint and Chemical Co., lessee).

SUBJECT—Application for consideration—reopening and restoration to docket—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics), in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn).

PREMISES AFFECTED—52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: M. Martin Elkind.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

352-50-BZ

APPLICANT—Thomas F. McCarthy, for Roy and Louise F. Borello, owners.

SUBJECT—Application (decision of the borough superintendent), under section 7b of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—5685-5691 Riverdale avenue, west side, 54.82 ft. south of West 259th street (Block 3426, Lot 13), Borough of The Bronx.

APPEARANCES—
For Applicant: Thomas F. McCarthy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn to comply.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

450-48-SM—Vol. II

APPLICANT—Great Lakes Carbon Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider alternate construction—re Permalite Gypsum Plaster (for fireproofing steel columns), previously approved.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II to consider alternate construction incorporating Permalite Gypsum Plaster.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

66-46-SM

APPLICANT—Eronel Services, owner.

SUBJECT—Eronel Firefoil (flameproofing compound), approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

97-46-SM

APPLICANT—Forrest Manufacturing Co., owner.

SUBJECT—Forrest Silent Anti-Syphon Ball Cock, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

118-46-SM

APPLICANT—Owens Corning Fiberglas Corp., owner.

SUBJECT—Fiberglas Non-Combustible Fabric Faced Acoustical System, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

128-46-SM

APPLICANT—North Shore Sand and Gravel Corp., owner.

SUBJECT—North Shore Sand and Gravel Corp., Gravel, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

129-46-SM

APPLICANT—North Shore Sand and Gravel Corp., owner.
SUBJECT—North Shore Sand and Gravel Corp., Natural Sand, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

140-46-SM

APPLICANT—National Production Co., owner.
SUBJECT—Safe-Line Wire Rope Clamps, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

141-46-SM

APPLICANT—Robert B. Darling, for George C. Breidert Co., owner.
SUBJECT—Breidert Air-X-Hausters, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

181-46-SM

APPLICANT—Tagul Laboratories, Inc., owner.
SUBJECT—Tagul Special Fireproof Paint, Nos. 1 and 2, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

233-46-SA

APPLICANT—William W. Short Co., Inc., for Water Cooling Equipment Co., owner.
SUBJECT—Water Cooling Equipment Co., Water Cooling Tower, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

408-46-SM

APPLICANT—Lincoln Hardware Co., owner (Pariot Brothers, Inc., Agent).
SUBJECT—Lincoln Hardware Panic Bolts, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

424-46-SM

APPLICANT—Lenox Cement Block and Supply Corp., owner.
SUBJECT—Lenox Cinder Concrete Blocks and Lenox Sand and Gravel Concrete Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

427-46-SM

APPLICANT—Frank N. Carucci, for Pioneer Concrete Products Co., Inc., owner.
SUBJECT—"P" Block (Cinder Concrete Building Block), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

442-46-SM

APPLICANT—The Kane Products, Inc., owner.
SUBJECT—Truetite (gas connector), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

495-46-SM

APPLICANT—Norwood C. Darby, owner.
SUBJECT—Darby and Brooks Cement Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

629-46-SM

APPLICANT—Joseph Rupolo, owner.
SUBJECT—J. R. Cement Blocks, approval of.

MINUTES

APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

693-46-SM

APPLICANT—Benjamin Marvin, for Concretex Corp., owner.
SUBJECT—Concretex Sheathing and Insulation Board, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

694-46-SM

APPLICANT—Benjamin Marvin, for Concretex Corp., owner.
SUBJECT—Concretex Roofing Slabs, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

695-46-SM

APPLICANT—Benjamin Marvin, for Concretex Corp., owner.
SUBJECT—Concretex Partition Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

696-46-SM

APPLICANT—Benjamin Marvin, for Concretex Corp., owner.
SUBJECT—Concretex Acoustical Tile, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

706-46-SM

APPLICANT—Wakefield Manufacturing Co., owner.
SUBJECT—Wakefield Fill Box for Fuel Oil, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

726-46-SM

APPLICANT—Watson-Standard Co., owner.
SUBJECT—Plicote Safety Tred, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

810-46-SM

APPLICANT—Spray-Acoustic Co., for Spray-Flake Co., owner.
SUBJECT—Spray Acoustic, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

280-49-SM

APPLICANT—A. John Soothcage (doing business as Queens Brikcrete Company), owner.
SUBJECT—Brikcrete, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN
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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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Minutes of Regular Meeting Tuesday Afternoon October 3, 1950, Affecting Calendar Numbers 487-49-A, 538-49-A—Vol. II, 377-50-A, 481-50-A, 351-50-A, 879-48-A, 458-50-A, 459-50-A, 460-50-A, 611-50-A, 658-50-A, 265-28-BZ—Vol. III, 332-33-BZ, 637-39-BZ, 302-40-BZ—Vol. II, 399-40-BZ, 401-40-BZ, 532-46-BZ, 772-46-BZ, 919-46-BZ—Vol. II, 897-47-BZ, 1069-27-BZ—Vol. II, 737-28-BZ—Vol. III, 599-31-BZ—Vol. III, 608-39-BZ—Vol. II, 996-38-SM, 718-47-SM, 882-48-SA, 286-49-SA, 719-45-SM, 720-45-SM, 762-45-SM, 769-45-SM, 771-45-SA, 772-45-SM, 773-45-SM, 169-46-SM, 878-46-SM, 921-46-SM, 932-46-SM, 939-46-SM, 965-46-SA, 992-46-SM, 1009-46-SM, 1049-46-SM, 1061-46-SM, 1062-46-SM, 1063-46-SM, 1064-46-SM and 1065-46-SM.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to October 3, 1950

Cal. No. *Dept.* *Premises Affected.*

677-50-A—H.B.Q.—131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Bloek 9252, Lots 17, 21 and 23), Riehmond Hill, Borough of Queens, (under section 35, General City Law re bed of mapped street—proposed widening of Kew Gardens road), N.B. 2761-50.

678-50-BZ—H.B.M.—39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Bor- of Manhattan, Alt. 1051-50.

679-50-A—H.B.Q.—69-12 to 69-18 Rockaway Beaeh boulevard, north side, 109.45 ft. west of Beach 69th street (Block 534, Lot 61), Arverne, Borough of Queens, Alt. 3191-49.

680-50-A—F.D.—25 East 21st street, east side, 178 ft. south of Woodruff avenue (Bloek 5063, Lot 21), Borough of Brooklyn, 28507-LF.

681-50-BZ—H.B.B.—678-684 Prospeet plaee (678 displayed), south side, 100 ft. west of Bedford avenue (Bloek 1231, part of Lot 41), Borough of Brooklyn, Alt. 2678-50.

682-50-BZ—H.B.B.—846-852 Atlantic avenue, south side, 70 ft. east of Vanderbilt avenue and 853-857 Paeifie street, north side, 95 ft. east of Vanderbilt avenue (Block 1122, Lots 5, 7 and 68), Borough of Brooklyn, Alt. 2385-50.

683-50-SM — Bidoro Baekflow Preventer (Vaeuum Breaker), Model E-1, manufactured by Bidoro Manufacturing Co, Material.

684-50-A—H.B.Q.—99-07 and 99-15 Bellaire plaee, east side, 142 ft. south and southeast corner of 99th avenue and 99-04 and 99-10 211th street, west side, 50 ft. south and southwest corner of 99th avenue (Block 10878, Lots 51, 55, 59, and 61), Queens Village, Borough of Queens, N.B. 4787 to 4790-50, inelusive.

685-50-A—H.B.M.—131 Allen street, west side, 150 ft. south of Rivington street (Bloek 415, Lot 30), Borough of Manhattan, Amendment to Alt. 1650-49.

686-50-A—H.B.B.—9902 avenue D, southeast eorner of East 99th street (Block 8132, Lot 36), Borough of Brooklyn (under Section 35, General City Law re-building in a bed of a mapped street—100th street), Alt. 2986-50.

687-50-SA—Manitowac Perchlor Dry Cleaning Unit, Models W1 and W3 and Manitowoc Reeovery Tumbler, Models T1 and T3, manufaetured by Manitowoc Shipbuilding Co., Appliance.

688-50-BZ—H.B.Bx.—3749 3rd avenue, west side, 106.26 ft. north of St. Pauls place (Bloek 2911, Lot 68), Borough of The Bronx, N.B. 1173-50.

689-50-A—F.D.—1811-1839 Boston road, west side, from East 175th to East 176th streets, extending to Crotona parkway (Block 2984, Lot 46), Borough of The Bronx, Decision.

Restored to Docket

1069-27-BZ—Vol. II—H.B.B.—6702-6724 New Utrecht avenue, northwest eorner of 68th street (Ovington avenue) and 6703-6725 15th avenue, northeast corner of 68th street (Ovington avenue) (Block 5565, Lot 1), Borough of Brooklyn, N.B. 1267-50.

737-28-BZ—Vol. III—H.B.Q.—28-01 to 28-09 31st street and 31-02 to 31-10 28th avenue, southeast eorner and 31-01 to 31-09 28th road (Block 619, Lots 45 to 50 inclusive), Astoria, Borough of Queens, N.B. 4445-50.

599-31-BZ—Vol. III—H.B.B.—99 Kosciusko street north side, 100 ft. east of Nostrand avenue (Block 1779, Lot 91), Borough of Brooklyn, Alt. 2851-50.

996-38-SM—Nu-Wood Insulating Fiber Board (previously approved—reopened October 3, 1950 re amendment of resolution), manufaetured by Wood Conversion Company, Material.

608-39-BZ—Vol. II—H.B.R.—767 Forest avenue, north side, 360 ft. east of Broadway (Bloek 183, Lots 68 and 70), West New Brighton, Borough of Riehmond, Alt. 22-49.

718-47-SM—Parkway Cinder and Cement Bloeks (previously approved—reopened October 3, 1950 re amendment of resolution), manufactured by Parkway Cinder and Cement Bloek Co., Material.

882-48-SA—Thermobloe Oil Fired Unit Heater (previously approved—reopened Oetober 3, 1950 re amendment of resolution), manufaetured by Thermobloe Division Prat-Daniel Corporation, Appliance.

286-49-SA—Maytag Automatic Washer, Model AMP (previously approved—reopened Oetober 3, 1950 re amendment of resolution), manufaetured by The Maytag Company, Applianee.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of ....Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules....Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form ....Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules ....July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of ....June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)...Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ....Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ....Dec.	28, 1943—Vol. 28, No. 52A

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	Last Publication in Bulletin
Exit Rules (Revolving Doors).....June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on .....Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules .....Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior) .....May	6, 1947—Vol. 32, No. 18
Fire Drill Rules .....Sept.	5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..Sept.	12, 1950—Vol. 35, No. 37
Fire Retarding Rules for Garages, etc. .....July	18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of .....Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for .....Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules .....May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules .....Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection .....June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules .....Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules .....Jan.	17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....Sept.	12, 1950—Vol. 35, No. 37 7, 1948—Vol. 33, No. 36
Plumbing Rules .....Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) .....May	30, 1950—Vol. 35, No. 22
Procedure Rules of .....Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for....Sept.	26, 1950—Vol. 35, No. 39
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules .....June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules .....June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19....Jan.	24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 10, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday, morning, October* 10, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

408-44-BZ—Reopened September 19, 1950 as Vol. II—Application, September 12, 1950, under sections 7c and 21 of the zoning resolution of Oscar S. Rosner, applicant, on behalf of Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee), to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use; premises 524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

776-45-BZ—Reopened September 19, 1950 as Vol. II—Application, July 7, 1950, under sections 7e and 7h of the zoning resolution of John P. Riley, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the proposed change in use of a structure, adjacent to heating plant (Building 8), from storage to garage for the storage of management and maintenance motor vehicles and the use of open areas in front of proposed new garage, for parking of motor vehicles; premises 450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Block 356, Lot 1), Lillian Wald Houses, Borough of Manhattan.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

200-50-BZ—Application, March 22, 1950, under section 21 of the zoning resolution, of Frank S. Parker Associates, applicant, on behalf of Treoforo Webster Avenue Corp., owner, to permit in an unrestricted use, C area district the extension of an existing garage for more than five motor vehicles, using more than the area permitted; premises 3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

306-50-BZ—Application, May 3, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Allen Bortner, owner, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office; premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

403-50-BZ—Application, June 9, 1950, under section 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

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512-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and maintenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 101 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 12), Borough of Brooklyn.

647-50-BZ—Application, August 22, 1950, under section 7c and 7A of the zoning resolution, of Herman Horowitz, applicant, on behalf of London Terrace, Inc., owner, to permit in the residence use portion of a plot located in a residence and retail use district the extension of an existing retail store into portion of first floor and cellar presently used as a restaurant, dining room and kitchen and to permit proposed entrance and show window to store more than the permitted distance from the intersection; premises 215-225 9th avenue, west side, from West 23rd to West 24th streets, 401-407 West 23rd street and 400-404 West 24th street (Block 721, Lot 31), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 10, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 10, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

122-50-SM—Marble Face Building Block (Hollow and Solid Cinder and Concrete).

523-50-SA—Zyx Oil Burner—Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2, X-3.

439-50-SA—Anchor S A Conversion Oil Burner.

184-50-SM—Norwalk Tank Co., Inc., 275 Gallon Obround New York City Basement Oil Storage Tank.

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

623-50-A—Southwest corner of Ontario avenue and Victory boulevard (Block 669, Lot 1), West New Brighton, Borough of Richmond.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

521-50-A—87-93 Van Dam street, north side, 100 ft. west of Hudson street (10th floor); (Block 597, Lot 65), Borough of Manhattan.

644-50-A—110-112 Greene street, east side, 101 ft. south of Prince street (Block 499, Lot 11), Borough of Manhattan.

689-50-A—1811-1839 Boston road, west side, from East 175th to East 176th streets extending to Crotona parkway (Block 2984, Lot 46), Borough of The Bronx.

641-50-A—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue (Block 1312, Lot 62), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 17, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

595-30-BZ—Reopened September 26, 1950 as Vol. III for consideration as to extension of term of variance (expired by limitation)—re Application of Lama, Proskauer and Prober, applicants, on behalf of Morben Properties, Inc., owner, previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a gasoline service station; premises 2478-2488 Coney Island avenue, northwest corner of Avenue V (Block 7136, part of Lots 35 and 39), Borough of Brooklyn.

25-34-BZ—Reopened June 7, 1949 as Volume III—Application, August 11, 1950, under sections 7e and 21 of the zoning resolution of Gustave Goldman, applicant, on behalf of Marion Birch, owner (Suburban House, Inc., lessee), to permit in a residence use district, the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret); premises 1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northwest corner (Block 5495, Lot 1000), Borough of Brooklyn.

288-50-BZ—Application, April 28, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John C. Kramer and Naomi Charmont, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing,

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motor vehicle repairs, sale of auto accessories and office; premises 2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue "N" (Block 7666, Lot 15), Borough of Brooklyn.

441-50-BZ—Application, June 15, 1950, under section 7e of the zoning resolution, of Reginald S. Hardy, for Estate of Josephine E. Cain (Josephine C. Gruning and Anne C. Cain, Executrices), to permit in a residence use district, the erection and maintenance of a business building (retail store); premises 7620-7626 4th avenue and 371-383 77th street, northwest corner (Block 5950, Lots 52 and 57), Borough of Brooklyn.

486-50-BZ—Application, June 28, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years; premises 414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution, of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores) using more than the area permitted and without the required set-backs from street lines; premises Northside of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

509-50-BZ—Application, July 6, 1950, under section 7e of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph De Pamphilis, owner, to permit in a residence use district, the erection and maintenance of a commercial building (stores); premises 116-11 to 116-21 Newport avenue and 252 to 260 Beach 117th street, southeast corner (Block 664, Lots 1 and 4), Rockaway Park, Borough of Queens.

529-50-A—Appeal from a decision of the fire commissioner re-packaging of combustible mixture known as "Pioneer Non-Rusting Anti-Freeze" in one quart and one gallon sealed containers in New York City (containers not in conformity with Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 17, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1169-39-SM—Mohawk Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine.

360-50-SA—ABC Oil Burner—Model 55 marketed as Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB-55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Models P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55.

450-50-SM—Esko Paint Storage Cabinets.

283-50-SA—ABC Oil Burner—Model 54—Also to be marketed as Kleen-Heet Oil Burner—Model 70 and Cities Service Oil Burner—Model CS-54.

285-50-SA—Duo-Way Gas Fired Incinerator.

368-47-SA—Gemaco Oil Burner, Models AT-20, AT-45, AT-75, AT-100; (reopened November 1, 1949 re change of name and model numbers).

667-49-SM—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and pass types).

1107-39-SM—Insulite Insulation Fibre Board; (reopened July 5, 1950 re amendment of resolution to include ½ inch in thickness of Graylite Building Board).

229-50-SA—Timken Silent Automatic Gas Burners, Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80.

142-50-SA—Steril-King Gas Fired Hotwater Booster.

274-50-SA—Lockwood Door Closer, Model 5360.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street, and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; (reopened June 7, 1949).

348-50-A—76-84 Warren street, north side, 100 ft. 7½ in. west of West Broadway (Block 137, Lot 7), Borough of Manhattan.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

551-40-S—Vol. II—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor lobby); (Block 824, Lot 32), Borough of Manhattan; (reopened May 31, 1950).

HARRIS H. MURDOCK, *Chairman.*

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OCTOBER 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

431-49-BZ—Application, June 2, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Geraldine Donohue, owner (J. & L. Auto Service, lessee), to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting, and spraying, sale and storage of auto parts, office and without the required rear yard; premises 103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the non-conforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

842-49-BZ—Application, November 17, 1949, under section 7c of the zoning resolution, of Joseph Lau, applicant, on behalf of Adolfo Bertelini, owner (Richard Bertelini, lessee), to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted; premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

150-50-BZ—Application, February 28, 1950, under sections 7a, 7c of the zoning resolution of Henry Nordheim, applicant, on behalf of Wiljay Realty Company, owner, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station; premises 1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

414-50-BZ—Application, June 13, 1950, under section 21 of the zoning resolution of Joseph Schafran, applicant, on behalf of Jengus Realty orporation, owner, to permit in a business use, D area district, the erection and maintenance of a building using more than the area permitted; premises 114-07, 114-09 and 114-11 Queens boule-

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yard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

507-50-BZ—Application, July 5, 1950, under sections 7c and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Charles Theiss, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs; premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

534-50-BZ—Application, July 6, 1950, under sections 7e, 7h and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Campus Hall Apartments, Incorporated, owner, to permit in a residence use, D and F area district, the erection of more than one building on a lot, without the required setbacks, courts and yards and to permit the parking of motor vehicles on unbuilt portion of plot; premises 150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

535-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 36 General City Law; premises 150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn.

591-50-BZ—Application, July 31, 1950, under sections 7e, 7h and 21 of the zoning resolution of Voorhees, Walker, Foley and Smith, applicants, on behalf of New York City Housing Authority, owner, to permit in a residence and local retail use district, the erection of more than one building on a lot and to permit the parking of motor vehicles on the unbuilt upon portion; premises 65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses).

592-50-A—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses); (under section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets).

677-50-A—131-34 to 131-44 Kew Garden road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

395-50-A—2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (basement); (Block 3029, Lot 15), Borough of The Bronx.

456-50-A—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens.

OCTOBER 24, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 24, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

611-50-A—90 Eighth avenue, northwest corner of President street (6th floor); (Block 1065, Lot 37), Borough of Brooklyn.

658-50-A—47 Plaza street, northwest corner of Union street (10th and 15th floors); (Block 1064, Lot 24), Borough of Brooklyn.

OCTOBER 31, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 31, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground

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sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Krausshaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

569-50-A—1818 to 1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 31, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 31, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

172-48-SA—Anchor Oil Burner Model C-3.

407-48-SM—Vol. II—Lelite General Purpose Lightweight aggregate (reopened February 15, 1950 re amendment of resolution as to exterior use of Lelite).

1009-48-SA—Johnson Elevator Door Operator Company Elevator Hoistway Door Electric Contact Lock.

654-49-SA—DeVilbiss Automotive Drying Oven (Gas Fired).

29-50-SM—B-Safe Door Pre-Vue (Model A) Door Interviewer.

557-50-SA—Tokheim Gasoline Dispensing Pumps—Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP and 40.

568-50-SA—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace; Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 14, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of

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Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 14, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

225-50-A—27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 3, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 19, 1950, were approved as printed in the Bulletin of September 25, 1950, Vol. 35, No. 39.

ZONING APPLICATIONS

186-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 711 Westchester Avenue Corporation, owner.

SUBJECT—Application reopened April 25, 1950—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced; (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage).

PREMISES AFFECTED—711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama, Harry K. Weiss and Sidney Fetner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. for inspection and decision without further argument.

403-45-BZ—Vol. II

APPLICANT—Irwin Emerman, for Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock, and Angela Mock, owners; (d/b/a Julius Mock and Sons).

SUBJECT—Application reopened March 28, 1950—re Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board).

PREMISES AFFECTED—761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irwin Emerman.

For Opposition: Jerome Belson, Domenico Alesi and William J. Alesi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. for inspection and decision without further argument.

413-50-BZ

APPLICANT—Paul Friedman, for Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Lowe and Holtzman and Weinberg, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years.

PREMISES AFFECTED—703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Jack Turret, Benjamin Weinberg, Benjamin D. Campanelli, John Omanoff, Helen Miller, Dorothy Windler and Louis Squitieri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. for inspection and decision without further argument.

514-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel J. Blank, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama and Samuel J. Blank.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. for inspection and decision without further argument.

835-49-BZ

APPLICANT—James E. Doherty, Jr., for Louis Verratti, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing business building (restaurant).

PREMISES AFFECTED—165-01 to 165-17 Baisley boulevard and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar; referred back to Engineer.

428-50-BZ

APPLICANT—Siegel and Green, for Besner and Rosenthal, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a commercial building (retail stores), using more area than permitted.

PREMISES AFFECTED—South side of Benedict avenue, block front from Unionport road to Olmstead avenue and southeast corner of Benedict avenue and Olmstead avenue and southwest corner of Benedict avenue and Unionport road (Block 3933, Lot 17), Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

309-28-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for Shell Oil Co. and Benjamin Schechner, owners.

SUBJECT—Application reopened July 25, 1950—re Application (decision of the borough superintendent) under sections 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction, rearrangement and extension of a gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and parking of cars waiting to be serviced.

PREMISES AFFECTED—2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn.

APPEARANCES—
For Applicant: J. G. L. Molloy and Louis Thommen.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (309-28-BZ—Vol. III)

WHEREAS, J. G. L. Molloy for Shell Oil Company, Inc., and Benjamin Schechner, owners, filed on July 5, 1950, an application under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction, rearrangement and extension of a gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and parking of cars waiting to be serviced, affecting premises 2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4) Borough of Brooklyn; and

WHEREAS, this application was reopened on July 25, 1950, subject to the regular procedure; and

WHEREAS, a public hearing was held on October 3, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Utica avenue is in business and unrestricted use, D area and Class 1 height districts; Fillmore avenue is in business unrestricted and residence use, D area and Class 1 height districts and Flatbush avenue and the site are in a business use, D area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1950, acting on N.B. Applic. 1120-1950, reads:

"Erection of one story building for use as gasoline service station, motor vehicle repair, lubritorium, car laundry, office and parking of cars waiting to be serviced, sale of automobile accessories in a business use district is contrary to Art. II, Sec. 4(a) subsections 29, 46, 52 of the zoning resolution.

These premises are subject to Bd. of S. and A. and Cal. 309-28-BZ, Vol. 2."

and

WHEREAS, the applicant states that the premises consist of a plot with a frontage of 262.46 ft. on Flatbush avenue, 218.79 ft. on Utica avenue and a depth of 127.55 ft. (irregular) on part of which is located a building 18 ft. by 15 ft. and three pumps and presently used as a gasoline service station, previously granted by the Board under sections 7g and 21, for which certificate of occupancy 59994 of 1930 was issued; that it is proposed to demolish the existing structures and to erect a building 54 ft. 4 in. front by 31 ft. 4 in. in depth, irregular, one story, 13 ft. 11 in. in height, of Class 3 construction, to be used as a gasoline service station, motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories and office; that it is further pro-

posed to install ten 550-gallon gasoline tanks and eight approved dispensing pumps; and

WHEREAS, the applicant contends that the present gasoline service station is extremely antiquated and unsatisfactory from an operational standpoint; that a modern station will be much more efficient and will also benefit the surrounding neighborhood; that the present application differs from the previous one in that it includes an additional 160 ft. along Flatbush avenue and 90 ft. along Utica avenue; that the additional space will make it possible to erect a much more adequate gasoline service station and will make for a much better arrangement of the facilities; that the property is located in a business use, class 1 height district and a D area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at this time; and

WHEREAS, on February 21, 1950, under Cal. 309-28-BZ, Vol. 2, the Board granted on condition, under sections 7i and 21 of the zoning resolution, in a business use district, the reconstruction of a gasoline service station, formerly permitted in 1928, to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and the parking of cars waiting to be serviced on a smaller portion of the plot with a frontage of 102 ft. 5½ in. on Flatbush avenue, 129 ft. 8 in. on Utica avenue, and with a rear dimension of 75 ft. 8½ in. triangular in shape, which was never constructed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 21, 1950, by adding thereto:

> ". . . that in the event the owner desires to increase the area of the gasoline service station substantially as indicated on revised plans marked "Received July 5, 1950," 4 sheets, and "August 4, 1950," 1 sheet, such extension of area may be permitted; that the station may be reconstructed substantially as indicated thereon, *on condition* that the requirements of the resolution adopted February 21, 1950, where not inconsistent with this revised proposal shall be complied with; that complete working drawings shall be submitted to the Board for approval and for conditions under 7i and 7h before plans are filed with the borough superintendent; that such working drawings shall be submitted within one (1) month from the date of this amended resolution; that after approval of such plans, all permits shall be obtained and all work completed within one (1) year from the date of this resolution."

55-50-BZ

APPLICANT—Burke, Morrison and Green, for 75-02 Austin Street Realty Corp., owner.

SUBJECT—Application (under section 21 of the zoning resolution) to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling, using more than the area permitted.

PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke, Kalman Klein, Samuel Paul and P. Weber.

For Opposition: Frank S. Murty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (55-50-BZ)

WHEREAS, Burke, Morrison and Green for 75-02 Austin St. Realty Corporation, owner, filed January 24, 1950 an application under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection and maintenance of a multiple dwelling using more than the area permitted, affecting premises 73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 11, 1950 after due notice by publication in the Bulletin, laid over to July 25, 1950, for inspection and decision, without further argument, then laid over to September 19, 1950, for further consideration, then laid over to September 26, 1950, at request of the applicant, and again laid over to October 3, 1950, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that Austin street is in residence and retail use, E area, class 1 height districts; 75th road and the site are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated September 20, 1950, acting on N.B. Applic. 7604-49, as to revised plans reads:

> "1M. Area occupied by proposed building is in excess of that permitted by Art. IV, Sec. 15(c), Zoning Resolution.
>
> 2M. The floor area of proposed building is in excess of that permitted by Art. IV, Sec. 15(e), Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 550.51 ft. frontage by 100 feet in depth, irregular, presently vacant; that it is proposed to erect a building 386 feet 5 inches front by 75 feet in depth, six stories, 60 feet in height, of class 3 construction, to be used as a multiple dwelling; and

WHEREAS, the applicant contends that the premises comprise a total of 55,643 square feet, presently vacant; that the six-story apartment development which it is proposed to erect will consist of 144 apartments and 420 rooms which will provide for an estimated population of 460 persons; that the total residential floor area will be approximately 120,844 square feet; that the residential building coverage will be 37.5% of the site with garages for 48 cars below grade; that a total of 1,125 square feet of play space will be provided; that the owner will suffer unnecessary hardships and practical difficulties if obliged to comply with the area requirements of the zoning resolution in that the site to the east is developed by a six-story multiple dwelling immediately adjacent to the site in question; that another six-story multiple dwelling is adjacent to the site on the west; that the area on the north side of Austin street between 73rd road and 73rd avenue is also developed with a six-story multiple building; that the character of the neighborhood lends itself to the development of a six-story multiple dwelling and is more in harmony with the developed character of the surrounding properties than would be the buildings which would have to be designed in order to bring the development of the site within the present zoning resolution; that the property immediately adjacent to the south is owned by the Long Island Railroad and will be permanently open and developed no further than its present stage; that the Board is requested to recognize the practical difficulties and unnecessary hardships involved and to permit the owner to avoid construction which would be inharmonious with the surrounding area and to grant this application so that the owner will be permitted to provide these much needed apartments in a development so designed as to conform with the type of dwellings surrounding it; and

WHEREAS, the applicant contends that the total area of the building will be 20,844.4 square feet or 37.5% ground coverage of the entire site computed without taking credit for the area involved in the bed of the proposed 75th road, 50% of which is within the applicant's ownership; that the total area of the plot with an allowance for 50% of 75th road amounts to 58,710.5 square feet and reduces ground coverage to 35.5% of the total plot; that under section 15c,

applicant is permitted a building area of 29,421.5 square feet, but under the amended plan proposes to use only 20,844.4 square feet for the first 18 feet above ground level; (for each of the first two floors, the building area less than permitted is 8,577.1 sq. ft., or a total of 17,154.2 sq. ft.); that above 18 feet from curb, applicant is permitted to use, under this section, 17,492.4 square feet and now proposes to utilize 20,844.4 square feet above 18 feet from curb, or an excess area coverage above 18 feet from curb of only 3,352 square feet; thus, under section 15c, the excess coverage of 3,352 for the four floors involved would total 13,408 square feet, which would be reduced by 17,154.2 square feet of allowable area not built upon for the first 18 feet above curb level, resulting in 3,746.2 square feet (less than permitted) area coverage for the entire six-story apartment project; that under section 15e, the applicant is permitted 110,521.7 square feet of total building area on all floors and the total project will comprise 125,066.4 square feet, or an excess square footage of 14,544.7 square feet of total floor area; that under existing regulations, by utilizing allowable ground coverage both under and above 18 feet, the applicant could construct 140 apartments of the same dimensions as those proposed herein, while the proposed plan would permit 144 apartments or a differential of only 4 apartment units; that the building will provide accommodations for the indoor storage of 48 cars and outdoor parking facilities for 25 cars, and that a total of 1125 square feet of play space will be provided, plus additional tree shrubbed and landscaped space for a sitting park; that under section 21, the Board is requested to give consideration to the practical difficulties and unnecessary hardships to which the owner would be put if obliged to comply fully with the requirements of the zoning resolution; that by building vertically for six stories and utilizing only 20,844.4 square feet of ground coverage as now proposed against a ground coverage of 29,421.5 square feet as permitted under the zoning resolution and which the builder would be forced to utilize if this application is denied, less storm water will be diverted into the storm sewer facilities at Austin street; that reducing the ground coverage and picking up the floor area so lost by increasing it slightly above 18 feet will diminish considerably storm water drainage from the outlets of the building; that these storm water facilities are already heavily burdened and this reduction in storm water flow is an important consideration; that the attention of the Board is also directed to the fact that this site backs up to the tracks of the Long Island Railroad which have an elevation of 14 to 15 feet at this point; that by decreasing the area below 18 feet and increasing it above 18 feet, it would thereby eliminate a high percentage of apartment units which would be cut off from adequate light by the elevated railroad tracks along the entire rear line of the site; that it should also be noted that the proposed project is surrounded by existing D area construction; that within a 500 foot radius of the center of the site are located 6 six-story apartment houses and one nine-story apartment house, all of them constructed on the building line without setback and utilizing the maximum D area coverage; that the applicant's site is bordered on the south by the Long Island Railroad, on the east and west by six-story apartment houses enjoying maximum coverage, on the north by 2 six-story and 1 nine-story apartment houses and also by some fully attached frame dwellings; that the applicant has lost his equality of privilege, due to the E area zoning requirements, in that he cannot improve the site on a parity with neighboring improvements on all sides; that the applicant, by requesting permission to construct 144 apartments, as herein proposed, will need only minor relief from the requirements of the existing zoning resolution; that by granting the relief, the Board will make it possible to alleviate a storm drainage problem and will make it possible to provide the maximum light and air for the greatest number of units; that it will also make it possible for the builder to achieve a certain economy in the cost of the proposed construction which would otherwise be lost if applicant were forced to comply with existing regulations; that the voluntary reduction on the part of applicant in the number of units makes it essential that this construction cost be obtained; that another advantage to be gained by the newly proposed layout is that the easterly portion of the plot for a frontage of 160 feet on Austin street will be improved only with landscaping, the sitting park and play yard; that this is the end of the plot which is across the street from some of the attached houses above referred to and therefore makes a more desirable plan from that standpoint; and

WHEREAS, the applicant further contends that the area of plot is 55,643 square feet.

Under section 15(c) — To 18 feet above curb:

Permitted —	8,000 × 70% =	5,600	sq. ft.
	47,643 × 50% =	23,821	sq. ft.
		29,421.5	sq. ft.
Proposed		20,844.4	sq. ft.

less 8,577.1 sq. ft. for one floor
17,154.2 sq. ft. for two floors

Above 18 feet from curb:

Permitted —	8,000 × 40% =	3,200	sq. ft.
	47,643 × 30% =	14,292.4	sq. ft.
		17,492.4	sq. ft.
Proposed		20,844.4	sq. ft.
Excess for one floor		3,352.0	sq. ft.
Excess for four floors		13,408.0	sq. ft.

or if the requirements above and below 18 ft. are disregarded

total allowed below 18 ft.	=	17,154	sq. ft.
total allowed above 18 ft.	=	13,408	sq. ft.
	under	4,746	sq. ft.

Under section 15(e):

Permitted —	8,000 × 2.5 =	20,000	sq. ft.
	47,643 × 1.9 =	90,521.70	sq. ft.
		110,521.70	sq. ft.
Proposed		125,006.00	sq. ft.
Excess		14,544.7	sq. ft.

and

WHEREAS, the area of each floor is 20,844.4 square feet and the height of average grade to top of roof beam is 57 feet, therefore the contents of proposed building is 1,188,130.8 cubic feet; and

WHEREAS, the permitted cubic content of the proposed building is 1,066,679 cubic feet and the proposed cubic content is 1,188,130 cubic feet, or an excess of 121,451 cubic feet; and

WHEREAS, the area was zoned in 1916 as residence use, D area and class 1 times height district, and the D area was changed to E use district February 5, 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief (as to area) on the grounds of unnecessary hardship; and

WHEREAS, in accordance with the revised plans, the building does not greatly exceed the permitted floor area and does not exceed the cubic contents permitted in an E zone with due allowance for the cubic capacity of garages if erected as a separate building instead of being contained within the building as proposed.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the bulk of the building as proposed and as indicated on plans marked "Received January 24, 1950" (5 sheets), revised plans marked "Received September 22, 1950" (3 sheets) and revised plot plan marked "Received June 16, 1950" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations

applicable thereto; that the building in all other respects shall comply with the requirements as to yards and courts; that the building shall not be increased in area or height beyond what is proposed on revised plans; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution; and *withdrawn* as to Objection 2 M.

APPEALS FROM ADMINISTRATIVE DECISIONS

395-50-A

APPLICANT—James Hodes, for Lindy Garage, Inc., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (basement); (Block 3029, Lot 15), Borough of The Bronx.
APPEARANCES—
For Applicant: None.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Laid over to October 24, 1950, at 10 A.M. for inspection by a committee of the Board and for further report from the Division of Combustibles, Fire Department, as to occupancy.

456-50-A

APPLICANT—Lion Match Company, Inc., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Olive A. De Lude.
ACTION OF BOARD—Laid over to October 24, 1950, at 10 A.M. at request of applicant's representative.

836-49-A

APPLICANT—James E. Doherty, Jr., for Louis Verratti, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—165-01 to 165-17 Baisley boulevard and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Taken off calendar; referred back to Engineer to be heard with Cal. 835-49-BZ.

431-50-A

APPLICANT—Burke, Morrison and Green, for 75-02 Austin Street Realty Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—73-42, 73-48, 75-02, 75-04 and 75-18 Austin street, southwest corner of 75th road (Block 3291, Lot 16), Forest Hills, Borough of Queens (under section 35, General City Law re partly in bed of mapped street—75th road).
APPEARANCES—
For Applicant: W. J. Burke, Kalman Klein, Samuel Paul and P. Weber.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn without prejudice.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (431-50-A)

WHEREAS, the applicant states that the portion of the land owned and included in the proposed street is not included in his plot as the area to be built upon and has not been included in the calculation of area permitted to be covered and that there will be no construction of any type on the portion within the proposed street and no entrance from the plot to the proposed street.

Adjourned: 12:45 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 3, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

487-49-A

APPLICANT—Ferdinand Savignano, for Lilian H. W. Levy as Trustee under the will of L. Napoleon Levy, deceased.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (Block 3065, Lot 7), Borough of The Bronx.
APPEARANCES—
For Applicant: Joseph Capano.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (487-49-A)

WHEREAS, Ferdinand Savignano for Lilian H. W. Levy as trustee under the will of L. Napoleon Levy, deceased, filed June 23, 1949 an appeal from a decision of the borough superintendent, affecting premises 579-585 East 184th street, north side, 72 ft. 11 in. east of Hoffman street (second floor), (Block 3065, Lot 7), Borough of The Bronx; and

WHERAS, a public hearing was held on this appeal on September 19, 1950 and laid over to October 3, 1950 at 2 P.M., for inspection and decision, without further argument; and

WHEREAS, the decision of the borough superintendent dated April 3, 1950 acting on amendment to Alt. Applic. 489-43 reads:

"1. The legally approved use of the 2nd floor as Dwelling cannot be changed, in a frame building, to Light Manufacturing. Sec. 4.2.1 Building Code, and 270 of the Labor Law.

2. The use of the second floor for light manufacturing cannot be approved unless the floor construction is made capable of sustaining a liveload of 120 lbs. per sq. ft. Section 7.3.2.3.

3. The use of bearing partitions, in a Commercial building, is contrary to Section 8.7.1.7.

9. Exit doors and stairways from 2nd floor and cellar should conform to Sec. 270 Labor Law.

Note: There is also safe egress to adjoining roof."

and

WHEREAS, the applicant states that the building is two stories, 25 ft. in height, 56 ft. 8 in. by 64 ft. in area at 1st floor, 56 ft. 8 in. by 25 ft. in area at 2nd floor, of class 4 construction, erected in 1908, located in a business use B area class 1¼ height district, used and occupied since 1943 as follows: cellar—storage; 1st floor—stores; 2nd floor—light manufacturing—70 persons; that the building is provided with two interior 3 ft. wide wood stairs, enclosed in partitions of wood studs, covered with 26 gauge metal; that the stair enclosure is provided with wood doors which are not self-enclosing; that stairhall leads direct to street and a ladder and scuttle to roof is provided; and

WHEREAS, Violation C-258 issued March 23, 1949 was for changing the occupancy of the second floor from loft to light manufacturing without obtaining a certificate of occupancy therefor; that this violation superseded Violation 2812-44; and

WHEREAS, the applicant contends that he filed plans for the change of use of the second floor to light manufacturing in December 1943; that this application was approved by the examiner after having examined the Department records showing the occupancy to be lofts under Alt. Application 445-26; that plans having been approved, the owner employed a contractor to do the work; that the contractor applied for and received a permit to do the work called for in the approved plans and the alteration was then completed and application filed for a certificate of occupancy; that on checking the records of the Department, the borough superintendent's representative discovered that Alt. 445-26 had not been approved as originally proposed but that objections had been raised and an amendment filed which was overlooked; that the result of this was that the permitted occupancy of the second floor for lofts was not changed and the permitted occupancy was that of dwelling; that when this was discovered the contractor's application for a certificate of occupancy was denied and the permit previously issued revoked; that meanwhile the owner had leased the second floor to tenants and the premises were occupied for light manufacturing at the time the permit was revoked and such use has continued; that on February 3, 1949 Violation C258-49 was issued superseding Violation 2812-44 because of the use of the second floor for factory without obtaining a certificate of occupancy; that the applicant therefore requests that a Certificate of Occupancy be issued for light manufacturing on the grounds that the owner relied on the approved plans and acted in good faith in making the improvements and spent substantial sums for this purpose; that the building is a low structure and occupancy for light manufacturing would not constitute a hazard; that there is a large vacant area in the rear of the premises; that tenants are now in occupation and subject to the provisions of the Emergency Rent Law; that the liveload in question on the second floor is as shown on the plans; that the portion of the floor area designated as A is capable of sustaining a liveload of 160 lbs. per sq. ft. and area B 116 lbs. per sq. ft; area C 160 lbs., area D 100 lbs. and area E 75 lbs. per sq. ft.; that there are two 3 ft. wide wood stairs leading direct to street from the second floor, enclosed in wood partitions covered with 26 gauge stamped metal to comply with Section 270 of the Labor Law; that to be required to install two fireproof stair enclosures would be a hardship due to the cost involved and in view of the fact that the stairs are maintained in good condition, it is requested that they be permitted to remain as is; and

WHEREAS, the premises were inspected by a committee of the Board which recommended after full consideration that the appeal should not be granted.

Resolved, that the decision of the borough superintendent acting on amendment to Alt. Applic. 489-43 be and it hereby is *affirmed* and the appeal be and it hereby is *denied.*

538-49-A—Vol. II

APPLICANT—George G. Miller, for Park 74th Realty Co., owner.

SUBJECT—Application reopened as Vol. II—September 12, 1950—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—101 East 74th street, north side, 25 ft. east of Park avenue (2nd-7th floors and rear of 8th); (Block 1409, Lot 2), Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (538-49-A—Vol. II)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 101 East 74th street, north side, 25 ft. east of Park avenue (9th floor); (Block 1409, Lot 2), Borough of Manhattan was granted by the Board July 22, 1949, as Vol. I, on certain conditions; and

WHEREAS, this appeal was reopened as Vol. II September 12, 1950 for the purpose of considering a new decision of the borough superintendent, affecting premises 101 East 74th street, north side, 25 ft. east of Park avenue (2nd to 7th floors and rear of 8th floor); (Block 1409, Lot 2), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated October 2, 1950 on amendment to Alt. Applic. 534-50 reads:

"1. Egress for all apartments above the 1st story must be in conformity with the provisions of Sections 231 or 102 of the M.D.L."

and

WHEREAS, the applicant states that the existing building is 9 stories and penthouse, 100 ft. in height, 75 ft. by 86 ft. 7 in. in area, of fireproof construction, located on a lot 75 ft. by 102 ft. 2 in. in area, in a residence use B area, class 1½ height district, erected in 1915, used and occupied since 1948 as follows: cellar—boiler room and storage—five persons; 1st floor—two apartments; 2nd to 7th floors—two apartments each floor; 8th floor—3 apartments; 9th floor—4 apartments; penthouse—3 apartments; proposed to be used and occupied upon completion of this alteration; 1st floor—2 apartments; 2nd to 7th floors—4 apartments each floor; 8th floor—4 apartments; 9th floor—4 apartments; penthouse—3 apartments; that the building is provided with an approved standpipe system; that exits consist of one fire tower fire escape, 30 in. wide, fireproof enclosed, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street, and one exterior stairs on the west court, extending to roof by stair, to yard by stair with egress to street through fireproof passage; and

WHEREAS, under Volume I of this appeal on July 22, 1949 the Board granted a variation of the provisions of Sections 102 and 231 of the Multiple Dwelling Law so as to permit the 9th floor to be arranged as indicated on plans filed with the Board July 8, 1949, which plans were the subject of a decision of the borough superintendent July 7, 1949 as to Alt. Applic. 1888-48, objection A-3; and

WHEREAS, the applicant now states that this appeal relates to the balance of the building not previously acted upon by the Board; that it is now proposed to alter the existing two apartments on each of the 2nd to 7th floors and the rear apartment on the 8th floor so that there will be four apartments on each of the 2nd to 9th floors inclusive, the 9th floor having previously been permitted by

the Board on July 22, 1949; and the front portion of the 8th floor having been approved under Alt. 1888-48; and

WHEREAS, the applicant contends that the typical arrangement consists of one eleven room apartment and one six room rear apartment; that it is proposed to alter the entire building by subdividing each larger apartment as it becomes available; that the proposed means of egress from all the apartments on the 2nd to 9th floors will conform to Sections 102 and 103 of the Multiple Dwelling Law for buildings hereafter erected; that the Board is requested to permit the alteration in conformity with section 102 of the Multiple Dwelling Law, permitting, however, apartments on floors where the alteration is not actually completed to conform with section 231 of the Multiple Dwelling Law pending completion of the alteration of each floor, so that progressively the entire building will comply with Section 102 for a building hereafter erected; that while the number of apartments will be increased the number of rooms will actually be decreased and the exits proposed are in conformity with later recognized standards for exits, eliminating existing hazardous direct openings from stairhall to apartments by the intervention of a new legal public hall between and connecting existing egress and providing each of the altered apartments with access to the public hall as required by Sections 102 and 103 of the Multiple Dwelling Law for a new building; that these intervening public halls between apartment doors and stairhall shafts on all floors will provide additional refuge in an emergency not contemplated by Section 231 of the Multiple Dwelling Law for an existing building; that the Board is therefore requested pursuant to the powers vested in it by Section 310, Par. 2 (a) (4) of the Multiple Dwelling Law to permit the progressive alteration of the building, floor by floor, and the issuance of a temporary certificate of occupancy permitting the use of each altered floor as such alteration is completed; and

WHEREAS, the applicant amended his appeal to include the 5th and 8th floors only as proposed to be altered at this time and, as suggested by the Board, will file appeals for other floors at the time such floors are available and alteration thereto are decided upon for immediate commencement.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 22, 1949 by adding thereto:

"that in the event the owner desires to alter the size of the apartments on the 5th and 8th floors similarly to the proposal as approved by the Board for the 9th floor, such changes may be permitted under the same conditions as required as to the 9th floor by resolution adopted July 22, 1949 and as passed upon by the borough superintendent under Alt. Applic. 534-50, objection 1, and plans filed herewith marked "Received July 17, 1950," (two sheets); that the terms of this resolution as *amended* apply to the 5th and 8th floors only and are without prejudice to a similar application for other floors."

377-50-A

APPLICANT—Hearn Buildings, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (3rd to 16th floors inclusive); (Block 840, Lot 23), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur J. W. Hilly, Cornelius Hearn, Jr. and Lester H. Hearn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (377-50-A)

WHEREAS, Hearn Buildings, Inc., owner, filed May 25, 1950, an appeal from a decision of the borough superintendent, affecting premises 29-33 West 38th street, north side, 410 ft. east of Avenue of the Americas (Block 840, Lot 23), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1950, acting on B.N. Applic. 810-50, reads:

"1. All tenants should have unobstructed access to at least two required means of egress as per Sec. 272 Labor Law.

2. All partitions should be of incombustible material as per Sec. 10.9.2.5 Bldg. Code."

and

WHEREAS, the applicant states that the building is 16 stories, 200 ft. in height; 64 ft. by 98 ft. 9 in. in area at 1st floor; 64 ft. by 88 ft. 9 in. in area at typical floor, of fireproof construction, erected 1912; located in a retail use, B area, class 2 height district and used and occupied since 1912—cellar, storage and boiler room; 1st floor, store, 10 persons; 2nd floor, manufacturing women's wear, 20 persons; 3rd floor, manufacturing jewelry, 8 persons; 4th floor, manufacturing feathers, 20 persons; 5th floor, manufacturing dresses, 30 persons; 6th floor, factory, now vacant, 50 persons; 7th floor, factory, pleating, 50 persons; 8th floor, manufacturing blouses, 35 persons; 9th floor, manufacturing hat frames, 35 persons; 10th floor, manufacturing millinery supplies, 35 persons; 11th floor, manufacturing dress novelties, 35 persons; 12th floor, manufacturing novelty jewelry, 25 persons; 13th floor, manufacturing belts and dresses, 30 persons; 14th floor, manufacturing millinery, 35 persons; 15th floor, manufacturing feathers and flowers, 35 persons; 16th floor, manufacturing blouses, 35 persons; that no change in use or occupancy is now proposed; that the building is equipped with a two source sprinkler system, one 3 ft. 8 in. wide steel interior stairs with concrete arches enclosed in fireproof block partitions, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and two fire escapes at the rear extending to roof by stair and to street by stair; that window and door openings on the course of the fire escape are fireproof self-closing; that there is no safe egress from the roof; and

WHEREAS, the applicant contends that the building is equipped with a 100% automatic sprinkler system throughout; that there are two exterior stairways at the rear separated from each other by the width of the building and connecting with each of the 16 floors; that there is also an interior stairway connecting with all floors, of fireproof construction, equipped with self-closing doors; that the building is leased throughout to a number of tenants for factory purposes; that the present owner has been in lawful occupation of the building since 1922 and during which time the building was rented to one or more tenants on each floor; that the present tenancies have been in existence for approximately 10 years or more; that Violation No. 7876 was issued February 9, 1949, for failing to provide unobstructed secondary exit for all tenants on the 4th, 9th, 10th, 11th, 12th, 14th, 15th and 16th stories as required by the Labor Law; that Violation 807 was issued on March 10, 1949, indicating a violation of Section 10.9.2.0 and 2.1.2.1 of the Administrative Code in that the 4th, 5th, 7th, 9th, 10th, 14th and 16th floors have been subdivided and gypsum block, wood and glass, wood and sheetrock and steel floor to ceiling partitions were erected without approval of plans or permits from the Department; that the conditions set forth in these violations have been in lawful existence from the time of the erection of the building and have at all times been in accordance with law; that these conditions will not create any hazard; that the owner is unable to obtain possession of any of the spaces involved and will be so restrained for some years to come by reason of existing leases and the provisions of the Commercial Rent Law and the Business Rent Law of the State of New York; that Section 271 of the Labor Law as it now exists became effective after the conditions in this building complained of

had been lawfully created and established; that the action of the borough superintendent refusing to approve the plans filed by the owner is an attempt to give a retroactive effect to the recently enacted provisions of law intended only to have application prospectively and imposes a great hardship upon the owner.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on B.N. Applic. 810-50, Objection 1, and that the application be and it hereby is *granted on condition* that wherever a floor in the building is so arranged that the front tenant has access directly to only one means of exit, there shall be erected on that floor a fireproof exit from the cross corridor northerly to the exterior stairway on the easterly side of the building at the rear so that all tenants on the floor will have two lawful means of exit; that such partition shall be constructed of fireproof materials in accordance with the requirements; that all doors leading thereto shall be fireproof self-closing; that such passageway shall be constructed within the term of two (2) years from the date of this resolution subject to consideration as to extension of term; that the owner shall file with the Board within 30 days a list of the lease expirations on the floors affected and shall also notify the Board from time to time as fireproof passages are constructed on any one of the floors; as to objection 2, that all partitions not now complying with the requirements of the code shall be removed and replaced with incombustible materials within the above two year period; that the existing arrangement of floors is as shown on plans filed with this appeal marked "Received May 25, 1950," (17 sheets); that in all other respects the building and occupancies shall comply with all laws, rules and regulations applicable thereto and the sprinkler system shall be maintained to the satisfaction of the Fire Commissioner.

481-50-A

APPLICANT—L. Vogelsang, for Antonia Labonawski, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—52-14 35th street, north side, 100 ft. west of Bradley avenue (Block 303, Lot 22), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Louise Vogelsang.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (481-50-A)

WHEREAS, L. Vogelsang, for Antonia Labonawski, owner, filed June 27, 1950, an appeal from a decision of the borough superintendent, affecting premises 52-14 35th street, north side, 100 ft. west of Bradley avenue (Block 303, Lot 22), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 2466-49, dated January 27, 1950, reads:

"4. The erection of a frame building is contrary to Sect. 4.1.2, 4.1.3 and 4.2.1 of B.C."

and

WHEREAS, the applicant states that the building is one story, 11 ft 2 in. in height; 16 ft. 6 in. by 22 ft. in area, on a lot 25 ft. by 100 ft. in area, of class 4 construction, erected 1946, located in an unrestricted use A area, class 2 height district and used and occupied since erection as a tool shed; and

WHEREAS, sentence was suspended in Municipal Term, Magistrates Court, June 27, 1950, on a charge of violation of the Administrative Code; and

WHEREAS, the applicant states that the tool shed in question is used by the owner for the maintenance of tenement properties owned and managed by him in the immediate vicinity of the premises in question; and

WHEREAS, the applicant contends that without the tool shed he would have no place to put his various maintenance equipment and would suffer great hardship to move the tools each time that a repair was necessary.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 2466-49, objection 4, be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit for a term of two (2) years the continuance of the existing building as proposed and as indicated on plans filed with this appeal marked "Received June 27, 1950" solely for the storage of tools and incombustible materials as stated and used in connection with the adjoining and adjacent properties under the same ownership *on condition* that the building shall not be increased in height or area and shall be used only as proposed and shall be removed in the event there is a conforming building constructed on the lot in question.

351-50-A

APPLICANT—Goldwater and Flynn, for S. J. Kesslers and Sons, and Bronx and Whitestone Terminals, Inc., owners.

SUBJECT—Application for consideration—reopening and amendment of resolution as to term of variance—re Appeal from a decision of the borough superintendent (under section 35, General City Law rebed of mapped streets—Buildings A, F and G); previously granted on condition.

PREMISES AFFECTED—Waters and Buhre avenues, from Halpern to McAlpin avenues inclusive and from Waters avenue to approximately Bronx and Pelmham parkways, between Halpern avenue, New York, New Haven and Hartford Railroad (1st floor); (Block 4144, part of Lot 1, Block 4145, part of Lot 1, Block 4146, part of Lots 1 and 12, Block 4179, Lot 14 and part of Lot 1, Block 4180, part of Lot 1, Block 4181, part of Lot 8, and Block 4226, part of Lot 60); Buildings A to J, inclusive, Borough of The Bronx.

APPEARANCES—
For Applicant: Monroe Goldwater.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (351-50-A)

WHEREAS, this appeal from a decision of the borough superintendent and an application pursuant to Sec. 35 of the General City Law to permit the erection of buildings in the beds of mapped streets, affecting premises Waters and Buhre avenues from Halpern to McAlpin avenues and from Waters avenue to Bronx and Pelham parkways (Buildings A to J inclusive); (Block 4144, part of Lot 1; Block 4145, part of Lot 1; Block 4146, Lots 1 and 12; Block 4179, Lot 14 and part of Lot 1; Block 4180, part of Lot 1; Block 4181, part of Lot 8; Block 4226, part of Lot 60), Borough of The Bronx was granted by the Board June 27, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 27, 1950 so that as *amended* the resolution shall read:

"*Resolved,* that the decision of the borough superintendent dated May 2, 1950 acting on Alt. Applic. 357-50, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the maintenance of buildings within the beds of the following mapped streets: McAlpin avenue, Cheeseborough avenue and Lang avenue, *on condition* that in the event the land for these streets is acquired by the City of New York, such buildings or portions of buildings as are located in the beds of proposed streets shall be removed at the expense of the owner, as proposed and as indicated on plans filed with this appeal marked "Received May 25, 1950," (one sheet), marked "Received June 19, 1950," (four sheets), and marked "Received May 10, 1950," (one sheet); as to objection 2, to permit the continuance of the ten (10) existing class 5 metal structures for which no permit was issued to permit their construction in 1945, as shown on such plans above referred to for a temporary term of twenty-one (21) years from the date of this *amended* resolution for the general storage of merchandise provided no merchandise shall be stored within the buildings that would require a combustible or inflammable permit from the Fire Department; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct in each building; that all permits shall be obtained and all work completed within three (3) months from the date of this *amended* resolution."

879-48-A

APPLICANT—A. Wallace McCrea, for Jessie Ridley, owner (Van Eyck Studios, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—179 East 119th street, north side, 100 ft. west of 3rd avenue, and 2190 3rd avenue (Block 1768, Lots 32, 34 and 37), Borough of Manhattan.

APPEARANCES—

For Applicant: A. Wallace McCrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment of appeal withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

458-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 3—Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: A. J. Arbuckle.

For Administration: F. C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to October 24, 1950, 2 P.M. at request of applicant's representative.

459-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 2—Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: A. J. Arbuckle.

For Administration: F. C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to October 24, 1950, 2 P.M. at request of applicant's representative.

460-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Piers 4 and 5—Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: A. J. Arbuckle.

For Administration: F. C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to October 24, 1950, 2 P.M. at request of applicant's representative.

611-50-A

APPLICANT—William C. Vladeck, for 90 Eighth Avenue Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90 Eighth avenue, northwest corner of President street (6th floor); (Block 1065, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: William C. Vladeck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 24, 1950 at 2 P.M. for inspection and further consideration.

658-50-A

APPLICANT—William C. Vladeck, for 666-675 Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47 Plaza street, northwest corner of Union street (10th and 15th floors); (Block 1064, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: William C. Vladeck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 24, 1950, at 2 P.M. for inspection and further consideration.

ZONING APPLICATIONS

265-28-BZ—Vol. III

APPLICANT—Granfeld and Goodman, for Otto F. and Ottilia Blume, owners (Saunders Buick, Inc., Lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a residence and business use district, the extension of use of a garage for more than five cars to garage for more

than five cars, motor vehicle repair shop, sales of auto parts and automobile showroom.

PREMISES AFFECTED—3181 Westchester avenue, west side, 140.49 ft. south of Wilkinson avenue (Block 4235, Lot 43), Borough of The Bronx.

APPEARANCES—
For Applicant: Mortimer Goodman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (265-28-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the erection and maintenance of a garage for more than five motor vehicles, affecting premises 3181 Westchester avenue, west side, 140.49 ft. south of Wilkinson avenue (Block 4235, Lot 43), Borough of The Bronx, was granted by the Board, as Vol. I, October 2, 1928, on certain conditions; and

WHEREAS, the resolution was amended March 31, 1931, November 4, 1936 and June 21, 1938; and

WHEREAS, the Board denied an amendment to include a gasoline service station May 28, 1940, as Vol. II; and

WHEREAS, the resolution, under sections 7e and 7i of the zoning resolution, to permit the inclusion of a motor vehicle repair shop, sales of auto parts and automobil eshowroom was amended November 7, 1945, as Vol. III; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 7, 1945, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . that such motor vehicle repairing may be permitted under section 7e for a term of five (5) years from the date of this amended resolution, to permit . . . that other than as herein *amended* the resolution adopted on October 2, 1928, as *amended* through November 7, 1945, shall be complied with and that a new certificate of occupancy shall be obtained (Alt. 412-45)."

332-33-BZ

APPLICANT—Isidore Cohen, for S.M.B. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the charge of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—14 West 66th street, south side, 225 ft. west of Central Park West (Block 1118, Lot 42), Borough of Manhattan.

APPEARANCES—
For Applicant: Isidore Cohen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (332-33-BZ)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a business use district, for a term of five (5) years, the change of occupancy of an existing building, to a garage for more than five motor vehicles, affecting premises 14 West 60th street, south side, 225 ft. west of Central Park West (Block 1118, Lot 42), Borough of Manhattan, was granted by the Board on February 27, 1934, on certain conditions; and

WHEREAS, the resolution was amended May 1, 1934; and

WHEREAS, the term of the variance was extended September 15, 1942 and June 24, 1947; and

WHEREAS, the applicant requested a further extension of the variance.

"Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 27, 1934 as *amended* through June 24, 1947, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"x x x *granted* under section 7 subdivision f for a term of five (5) years from the date of this *amended* resolution, to permit xxxxx that other than as herein *amended,* the resolution adopted on Febraury 27, 1934 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

637-39-BZ

APPLICANT—J. G. L. Molloy, for Shell Oil Co., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, for a term of years, the parking and storage of more than five motor vehicles, upon part of an existing gasoline service station (gasoline service station, previously extended by the Board).

PREMISES AFFECTED—63-56 Austin street and 91-39 63rd drive, southwest corner (Block 3103, Lot 43), Rego Park, Borough of Queens.

APPEARANCES—
For Applicant: Helen Barbiere.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (637-39-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station, affecting premises 63-56 Austin street and 91-39 63rd drive, southwest corner (Block 3103, Lot 43), Rego Park, Borough of Queens, was granted by the Board as Vol. I, December 19, 1939, on certain conditions; and

WHEREAS, the resolution, to permit under section 7f of the zoning resolution, in a retail use district, for a term of years, the parking and storage of more than five motor vehicles upon part of an existing gasoline service station was amended September 21, 1943, as Vol. II; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 19, 1939 as *amended* by resolution adopted September 21, 1943 only in so far as it has reference to the *amendment* to the resolution adopted by the Board September 21, 1943 relating to the parking and storage of not over ten (10) motor vehicles, so that as *amended* this portion of the resolution shall read:

"may be permitted for a term of five (5) years from the date of this *amended* resolution . . . *on condition* that the resolution as adopted by the Board on December 19, 1939 as *amended* September 21, 1943 shall be complied with in all respects; that a new certificate of occupancy shall be obtained. (Alt. 1100-39)."

302-40-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Theodore de Cesare, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, for a term of ten years, the extension and also conversion of occupancy of the first story of an existing building to a saw and planing mill.

PREMISES AFFECTED—1348-1350 (1340 displayed), 60th street, south side, 340 ft. east of 13th avenue (Block 5719, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Capano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopener and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (302-40-BZ—Vol. II)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, permitting in a business use district the extension and conversion of occupancy of the first story of an existing building to a saw and planning mill, affecting premises 1348-1350 (1340 displayed) 60th street, south side, 340 ft. east of 13th avenue (Block 5719, Lot 24), Borough of Brooklyn was granted by the Board September 24, 1940, as Vol. II, on certain conditions; and

WHEREAS, the resolution was amended and time to complete was extended May 31, 1944; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 24, 1940, only so far as it has reference to the term of the varaince, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of ten (10) years from the date of this *amended* resolution, to permit xxx that other than as herein *amended,* the resolution adopted on September 24, 1940, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. Applic. 5610-39)."

399-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set back from the building line, less than the required 15 ft. and with side yards, less than the required width and occupying a greater area of the lot than permitted.

PREMISES AFFECTED—942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard (Block 3659, Lot 21), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank C. Braun.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (399-40-BZ)

WHEREAS, this application under section 21 of the Zoning Resolution, permitting in an F area residence use district, the erection of a dwelling set back from the building line less than the required 15 ft., to be provided with side yards less than the required widths and to occupy a greater area of the lot than permitted, affecting premises 942 Metcalf avenue, east side, 151 ft. 4 in. south of Eastern boulevard (Block 3659, Lot 21), Borough of The Bronx, was granted by the Board on November 19, 1940, on certain conditions; and

WHEREAS, the term of variance was extended November 13, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 19, 1940 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision e, for a term of five (5) years from the date of this *amended* resolution; to permit xxxxx that other than as herein *amended,* the resolution adopted on November 19, 1940 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. Applic. 779-39)."

401-40-BZ

APPLICANT—Marie Braun, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of a dwelling set baack from the building line, less than the required 15 ft. and with side yards, 1 in. less than the width required.

PREMISES AFFECTED—946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard (Block 3659, Lot 23), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank C. Braun.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (401-40-BZ)

WHEREAS, this application under section 21 of the Zoning Resolution, permitting in a F area residence use district the erection of a dwelling to be set back from the building line less than the required 15 ft. and to be provided with side yards 1 in. less than the width required, affecting premises 946 Metcalf avenue, east side, 94.42 ft. south of Eastern boulevard (Block 3659, Lot 23), Borough of The Bronx, was granted by the Board on November 19, 1940, on certain conditions; and

WHEREAS, the term of variance was extended November 13, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 19, 1940, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision e for a term of five (5) years from the date of this *amended* resolution, to permit xxxxx that other than as herein *amended,* the resolution adopted on November 19, 1940 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. Applic. 752-39)."

532-46-BZ

APPLICANT—Baldwin, Todd and Lefferts, for Robert Benenson, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail and retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1300-1306 (920-926) Avenue of The Americas (6th avenue), 61-67 West 52nd street, northeast corner and 56-64 West 53rd street, south side, 103.67 ft. east of 6th avenue (Block 1268, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Marvin T. Young, John O. Green, Jr. and Jerome Voletsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (532-46-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a restricted retail and retail use district the parking and storage of more than five (5) motor vehicles, affecting premises 1300-1306 (old Nos. 920-926) Avenue of the Americas; 61-67 West 52nd street, northeast corner, and 56-64 West 53rd street (Block 1268, Lot 1), Borough of Manhattan, was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, the term of variance was extended September 16, 1947 and October 26, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 17, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7, subdivision h, for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied for parking and storage of motor vehicles; that other than as herein *amended,* the resolution adopted on September 17, 1946, shall be complied with in so far as it has reference to the use of the premises for parking and storage only; and that a new certificate of occupancy shall be obtained (Alt. Applic. 1059-46)."

772-46-BZ

APPLICANT—Emil Koeppel and Son, for City of New York, owner (Oscar Siegel, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, a golf driving course and office in conjunction therewith.

PREMISES AFFECTED—Southeast corner of Ocean parkway and Circumferential parkway (Blocks 7240, 7241 and 7261, part of Lot 47), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (772-46-BZ)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a residence use district, for a term of one year, a golf driving course and office in conjunction therewith, affecting premises southeast corner of Ocean parkway and Circumferential parkway (Blocks 7240, 7241 and 7261, part of Lot 47), Borough of Brooklyn, was granted by the Board on February 18, 1947, on certain conditions; and

WHEREAS, the term of variance was extended October 28, 1947 and October 5, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 18, 1947 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision e for a term of two (2) years from the date of this *amended* resolution, unless the premises are acquired by the City of New York for school purposes before the termination of this term of variance, that other than as herein *amended,* the resolution adopted on February 18, 1947 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. Applic. 3747-46)."

919-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 725 East 98th Street, Inc., owner (M and M Woodworking Co., Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business and unrestricted use, D area, district, a lumber storage building with existing woodworking shop with the area of the building on lot, in excess of that permitted (previously granted by the Board re reconstruction of structure, using more than the area permitted.

PREMISES AFFECTED—713-731 East 98th street, 9801-9807 Ditmas avenue, northeast corner and 736-756 Bristol street (Block 3641, Lots 60 and 62), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (919-46-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business and unrestricted use, D area district, the reconstruction of structures using more than the area permitted; affecting premises 713-731 East 98th street, 9801-9807 Ditmas avenue, northeast corner, and 736-756 Bristol street (Block 3641, lots 60 and 62), Borough of Brooklyn was granted by the Board, December 9, 1947, as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended March 23, 1948; and

WHEREAS, time to complete was extended December 21, 1948; and

WHEREAS, the resolution under sections 7c and 21 of the zoning resolution, to permit in business and unrestricted use, D area districts, a lumber storage building, to be used in conjunction with existing woodworking shop, with the area of the building on lot in excess of that permitted was amended July 26, 1950, as Vol. II; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 9, 1947 as *amended* by resolution adopted July 26, 1950 by adding thereto:

"that in lieu of the requirement in the amendment of July 26, 1950 that the lumber storage building shall be constructed of approved fireproof materials, the roof of such building may be as permitted for class 3 construction provided such building is sprinklered throughout with a two source approved system (Alt. 3091-46)."

897-47-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a manufacturing use district, the reconstruction of an existing gasoline service station.
PREMISES AFFECTED—1134-1148 York avenue, 501 East 61st street, northeast corner and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan.
APPEARANCES—
For Applicant: Nathan H. Gotthoffer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (897-47-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a manufacturing use district, the reconstruction of an existing gasoline service station, affecting premises 1134 to 1148 York avenue, 501 East 61st street, northeast corner, and 500 East 62nd street (Block 1474, Lot 31), Borough of Manhattan, was granted by the Board September 21, 1948; on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended September 20, 1949; and

WHERAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 21, 1948, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 250-44)."

1069-27-BZ—Vol. II

APPLICANT—Mac L. Reiser, for Brooklyn Triangle, Inc., owner.
SUBJECT—Application for consideration—reopening as Vol. II—for consideration of new proposal—re Application (decision of the zoning resolution), under sections 7f and 7i of the zoning resolution, to permit the erection and maintenance of a building to be used as a gasoline service station, repair shop, acetylene welding and parking in a business use district (previously denied by the Board re change of stores to chicken slaughter house).
PREMISES AFFECTED—6702-6724 New Utrecht avenue, 6703-6725 15th avenue and south side of 68th (Ovington) street, from New Utrecht to 15th avenues (Block 5565, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Mac L. Reiser.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider new proposal.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

737-28-BZ—Vol. III

APPLICANT—Irrera and Luongo, for Frank Mosner, Jr., owner.
SUBJECT—Application for consideration—reopening as Vol. II—based on new proposal—re Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, auto repairs, lubritorium, auto washing and also the parking and storage of more than five motor vehicles (previously acted upon by the Board re parking and storage).
PREMISES AFFECTED—31-02 to 31-10 28th avenue, 28-01 to 28-09 31st street, southeast corner and 31-01 to 31-09 28th road (Block 619, Lots 45-50, inclusive), Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Raymond Irrera.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

599-31-BZ—Vol. III

APPLICANT—Jacob J. Gloster, for Ideal Cleaners and Dyers, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use—re Application (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of a building, to be used shipping and storage, accessory to adjacent dry cleaning plant (previously acted upon by the Board), such extension using more than the permitted area.
PREMISES AFFECTED—99 Kosciusko street, north side, 100 ft. east of Nostrand avenue (Block 1779, Lot 91), Borough of Brooklyn.
APPEARANCES—
For Applicant: Jacob J. Gloster.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of the building and use.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

608-39-BZ—Vol. II

APPLICANT—Kenneth W. Milnes, for Philip Beyer, owner.
SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7a, 7b and 7c of the zoning resolution, to permit in a local retail use, D area district, the extension of existing five car garage, using more than the permitted area and without the required read yard (previously dismissed for lack of prosecution).
PREMISES AFFECTED—767 Forest avenue, north side, 360 ft. east of Broadway (Block 183, Lots 68 and 70) West New Brighton, Borough of Richmond.
APPEARANCES—
For Applicant: Kenneth W. Milnes.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure to consider a new proposal.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

996-38-SM

APPLICANT—Wood Conversion Co., owner.
SUBJECT—Application for consideration—reopening and report as to revision of report—re Nu-Wood Insulating Fibre Board (previously approved).
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application reopened for report as to revision and amendment after test, if necessary.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

718-47-SM

APPLICANT—Parkway Cinder and Cement Block Co., owner.
SUBJECT—Application for consideration—reopening and report as to amendment—re Parkway Cinder and Cement Blocks (previously approved).
APPEARANCES—
For Applicant: Esther Skluth.
ACTION OF BOARD—Application reopened for report as to amendment to cover additional sizes and for test, if necessary.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

882-48-SA

APPLICANT—Thermobloc Division of Prat-Daniel Corp., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution re Thermobloc Oil Fired Unit Heater (previously approved).
APPEARANCES—
For Applicant: Frank H. Bond.
ACTION OF BOARD—Application reopened for report to consider amendment of the resolution.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

286-49-SA

APPLICANT—Maytag Atlantic Co., Inc., owner.
SUBJECT—Application for consideration—reopening and report as amendment—re Maytag Automatic Washer, Model AMP (previously approved).
APPEARANCES—
For Applicant: A. W. Wright.
ACTION OF BOARD—Application reopened for report as to amendment to permit battery installations not previously requested or permitted in the Board's resolution.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

719-45-SM

APPLICANT—O'Brien Brothers Sand and Gravel Corp., owner.
SUBJECT—O'Brien Brothers Sand and Gravel Corp., Washed Sand for Concrete Aggregate.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

720-45-SM

APPLICANT—O'Brien Brothers Sand and Gravel Corp., owner.
SUBJECT—O'Brien Brothers Sand and Gravel Corp., Gravel and Grit for concrete aggregate, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

762-45-SM

APPLICANT—Eastern Composition Stone Co., owner.
SUBJECT—Craftstone Cinder Block, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

769-45-SM

APPLICANT—Chase Brass and Copper Co., owner.
SUBJECT—Chase Seamless Copper and Red Brass Type "B" Tube, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application withdrawn at written request of applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

771-45-SA

APPLICANT—Buffalo Foundry and Machine Co., for Greene, Tweed and Co., owner.
SUBJECT—Vacuum Shelf Dryer, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

772-45-SM

APPLICANT—Knapp Brothers Manufacturing Co., owner.
SUBJECT—Knapp Brothers Manufacturing Co., Sheet Metal Building Specialties, Window trim and stools, metal base, chair-rail, metal door bucks, Wyr-Way base and metal blackboard trim, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

773-45-SM

APPLICANT—Knapp Brothers Manufacturing Co., owner.
SUBJECT—Knapp Brothers Manufacturing Co., Stair-builder (a prefabricated steel form used in the construction of concrete stairs), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

169-46-SM

APPLICANT—National Tile and Marble Corp., for The Paraffine Companies, Inc., owner.
SUBJECT—Pabco Grip-Dek (Mastic Flooring), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

878-46-SM

APPLICANT—I. J. Laboratories, owner.
SUBJECT—Fire Retard No. 1, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

921-46-SM

APPLICANT—Concrete Products Co., owner.
SUBJECT—Channelcrete Roof Slabs, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

932-46-SM

APPLICANT—Union Stop-Fire Corporation, owner.
SUBJECT—Stop Fire Ash Receptacle, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

939-46-SM

APPLICANT—General Products Manufacturing Corp., owner.
SUBJECT—General Products Manufacturing Corp., 2 inch Fill Box (for fuel oil), approval of.
APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

965-46-SA

APPLICANT—Prentiss Wabers Products Co., owner.
SUBJECT—Kenmore Oil Burner, Models S, 4510B, 45418 and 45413; Valkeen or Tru-Test Oil Burner, Models O-45410 and 45413; Aldens Oil Burner, Models A-45418 and 45410 and 45413; Coast to Coast Oil Burner, Models C-45418, 45410, 45413; Worthmore Oil Burner, Models M-45418, 45410 and 45413; Coronado Oil Burner, Models G-45410, 45413; Hot Wave Oil Burner Model W-45410 and Preway Oil Burner, Models P-45418, 45410, 45413 and 45448, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

992-46-SM

APPLICANT—Hanley Co., owner.
SUBJECT—Hanley Face, Claycoat and Ceramic Glazed Brick, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1009-46-SM

APPLICANT—Cind-Crete Products Co., for Bernard Feuer, Michael Okun and Samuel Avick, owners.
SUBJECT—Cind-Crete Cinder and Concrete Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1049-46-SM

APPLICANT—Infra Insulation, Inc., owner.
SUBJECT—Infra Aluminum Blanket, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1061-46-SM

APPLICANT—Keasbey and Mattison Co., owner.
SUBJECT—Century Apae (asbestos cement board), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1062-46-SM

APPLICANT—Keasbey and Mattison Co., owner.
SUBJECT—Century Standard Sheetflextos, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1063-46-SM

APPLICANT—Keasbey and Mattison Co., owner.
SUBJECT—Century Standard Asbestos Lumber (asbestos cement board), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1064-46-SM

APPLICANT—Keasbey and Mattison Co., owner.
SUBJECT—Century Linabestos (asbestos cement board), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1065-46-SM

APPLICANT—Keasbey and Mattison Co., owner.
SUBJECT—Century Monobestos (asbestos cement board), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to October 10, 1950

Cal. No. Dept. Premises Affected.

690-50-A—F.D.—35-18 Steinway street and 38-02 35th avenue, southwest corner and 35-01 38th street (2nd floor); (Block 668, Lot 9), Long Island City, Borough of Queens, Decision.

691-50-BZ—H.B.R.—1656 Richmond road and 9 Buel avenue, northeast corner (Block 3530, Lot 50), Dongan Hills, Borough of Richmond, N.B. 763-50.

692-50-BZ—H.B.B.—102 (112 displayed) Penn street, south side, 90 ft. west of Bedford avenue (Block 2217, Lot 36), Borough of Brooklyn, Alt. 3864-46.

693-50-BZ—H.B.Bx.—East 233rd street, north side from Grace to Strang avenues (Block 4954, Lot 1), Borough of The Bronx, N.B. 827-50.

694-50-SA—Alco Fuel Oil Preheaters, manufactured by American Locomotive Company, Alco Products Division, Appliance.

695-50-BZ—H.B.B.—1239 East New York avenue, north side, 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn, Alt. 2401-50.

696-50-A—H.B.B.—1239 East New York avenue, north side, 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn, Alt. 2401-50.

697-50-A—H.B.M.—501-509 7th avenue and 137-153 West 37th street, northeast corner (Block 813, Lot 1), Borough of Manhattan, Amendment to Alt. 1571-50.

698-50-BZ—H.B.B.—814-830 Empire boulevard and 789-805 Lefferts avenue, southwest corner (Block 1427, Lot 40), Borough of Brooklyn, N.B. 1395-50.

699-50-A—M. & A.—1121 Beach 24th street, west side, 450 ft. east of Mott avenue (Block 170, Lots 50, 59 and 64; Block 171, Lot 50), Far Rockaway, Borough of Queens (under section 35, General City Law re building in a bed of a mapped street—Iola place), Decision.

700-50-SA—White Cleaning Machine "Syntone," manufactured by White Cleaning Machinery Corp., Appliance.

Restored to Docket.

331-32-BZ—Vol. III—H.B.Bx.—2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx, Alt. 693-50.

11-34-BZ—Vol. III—H.B.B.—277-293 Chester street, east side, 187.74 ft. north of Dumont avenue (Block 3560, Lot 12), Borough of Brooklyn, Alt. 3178-50.

94-35-BZ—Vol. II—H.B.M.—168 East 68th street, south side, 176 ft. west of 3rd avenue (Block 1402, Lot 41), Borough of Manhattan, Alt. 1455-50.

371-45-A—Vol. II—F.D.—502-506 Fulton street, south side. 40 ft. east of Bond street, 9-17 Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn, Decision.

378-45-BZ—Vol. II—H.B.Q.—116-56 to 116-72 Sutphin boulevard and 148-01 to 148-11 Foch boulevard, northwest corner and 116-55 to 116-69 148th street (Block 12008, Lots 34, 36 and 201), South Jamaica, Borough of Queens, N.B. 6466-50.

877-46-BZ—Vol. II—H.B.B.—2259 to 2287 Flatbush avenue and 4801 to 4805 Fillmore avenue, northeast corner, 1857 to 1859 East 48th street adn 1874 to 1892 East 49th street (Block 8488, Lot 1), Borough of Brooklyn, N.B. 1023-50.

628-49-A—Vol. II—H.B.M.—45 East 85th street, north side, 70 ft. west of Park avenue (Block 1497, Lot 28), Borough of Manhattan, Amendment to Alt. 1215-49.

900-49-BZ—Vol. II—H.B.Q.—69-02 to 69-08 Rockaway Beach boulevard and 209 Beach 69th street, northwest corner (Block 534, Lot 55), Arverne, Boruogh of Queens, Amendment to N.B. 2661-49.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of ..... Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules.... Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules ..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of ..... June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules ..... Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior) ..... May	6, 1947—Vol. 32, No. 18
Fire Drill Rules ..... Sept.	5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of.. Sept.	12, 1950—Vol. 35, No. 37
Fire Retarding Rules for Garages, etc. ..... July	18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of ..... Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for ..... Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules ..... May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules ..... Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules ..... Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules ..... Jan.	17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of ..... Sept.	12, 1950—Vol. 35, No. 37
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings ..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..... May	30, 1950—Vol. 35, No. 22
Procedure Rules of ..... Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for.... Sept.	26, 1950—Vol. 35, No. 39
Spraying and Drying of Paints, Varnishes, Lacquers, etc..... June	14, 1949—Vol. 34, No. 24A

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	Last Publication in Bulletin
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19	Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 17, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 17, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

538-23-BZ—Reopened February 15, 1950 as Volume II—Application, January 19, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Tiebout Avenue Company, Incorporated, owner, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced; premises North side of Cross Bronx Expressway (East 177th street), 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

287-50-BZ—Application, April 28, 1950, under section 21 of the zoning resolution, of Stephen Ochman and Joseph Kovacs, aplicants, on behalf of S. Ochman and J. Kovacs, owners, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted; premises 3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408-E, Lots 205 and 207), Borough of The Bronx.

408-44-BZ—Reopened September 19, 1950 as Vol. II—Application, September 12, 1950, under sections 7c and 21 of the zoning resolution of Oscar S. Rosner, applicant, on behalf of Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee), to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use; premises 524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

595-30-BZ—Reopened September 26, 1950 as Vol. III for consideration as to extension of term of variance (expired by limitation)—re Application of Lama, Proskauer and Prober, applicants, on behalf of Morben Properties, Inc., owner, previously granted on condition, under section 7t of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a gasoline service station; premises 2478-2488 Coney Island avenue, northwest corner of Avenue V (Block 7136, part of Lots 35 and 39), Borough of Brooklyn.

25-34-BZ—Reopened June 7, 1949 as Volume III—Application, August 11, 1950, under sections 7e and 21 of the zoning resolution of Gustave Goldman, applicant, on behalf of Marion Birch, owner (Suburban House, Inc., lessee), to permit in a residence use district, the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret); premises 1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue L, northwest corner (Block 5495, Lot 1000), Borough of Brooklyn.

288-50-BZ—Application, April 28, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John C. Kramer and Naomi Charmont, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office; premises 2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue "N" (Block 7666, Lot 15), Borough of Brooklyn.

441-50-BZ—Application, June 15, 1950, under section 7e of the zoning resolution, of Reginald S. Hardy, for Estate of Josephine E. Cain (Josephine C. Gruning and Anne C. Cain, Executrices), to permit in a residence use district, the erection and maintenance of a business building (retail store); premises 7620-7626 4th avenue and 371-383 77th street, northwest corner (Block 5950, Lots 52 and 57), Borough of Brooklyn.

486-50-BZ—Application, June 28, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years; premises 414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

111-50-BZ—Application, February 2, 1950, under sections 7e and 21 of the zoning resolution, of Demov, Callahan and Morris, applicants, on behalf of Rosenbaum and Siegel, owners, to permit in a residence use, D-1 area

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district, the erection and maintenance of a business building (retail stores) using more than the area permitted and without the required set-backs from street lines; premises Northside of Randall avenue, block front between Commonwealth and Rosedale avenues, Northeast corner of Randall avenue and Rosedale avenue and Northwest corner of Randall avenue and Commonwealth avenue (Block 3555, Lot 1), Borough of The Bronx.

509-50-BZ—Application, July 6, 1950, under section 7e of the zoning resolution, of Norman Lederer and Leonard Joseph, applicants, on behalf of Joseph De Pamphilis, owner, to permit in a residence use district, the erection and maintenance of a commercial building (stores); premises 116-11 to 116-21 Newport avenue and 252 to 260 Beach 117th street, southeast corner (Block 664, Lots 1 and 4), Rockaway Park, Borough of Queens.

529-50-A—Appeal from a decision of the fire commissioner re-packaging of combustible mixture known as "Pioneer Non-Rusting Anti-Freeze" in one quart and one gallon sealed containers in New York City (containers not in conformity with Administrative Code requirements).

HARRIS H. MURDOCK, *Chairman*

OCTOBER 17, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 17, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1169-39-SM—Mohawk Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine.

360-50-SA—ABC Oil Burner—Model 55 marketed as Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB-55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Models P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80 and Fitzgibbons Oil Burner, Model 55.

450-50-SM—Esko Paint Storage Cabinets.

283-50-SA—ABC Oil Burner—Model 54—Also to be marketed as Kleen-Heet Oil Burner—Model 70 and Cities Service Oil Burner—Model CS-54.

285-50-SA—Duo-Way Gas Fired Incinerator.

368-47-SA—Gemaco Oil Burner, Models AT-20, AT-45, AT-75, AT-100; (reopened November 1, 1949 re change of name and model numbers).

667-49-SM—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and pass types).

1107-39-SM—Insulite Insulation Fibre Board; (reopened July 5, 1950 re amendment of resolution to include ½ inch in thickness of Graylite Building Board).

229-50-SA—Timken Silent Automatic Gas Burners, Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80.

142-50-SA—Steril-King Gas Fired Hotwater Booster.

274-50-SA—Lockwood Door Closer, Model 5360.

1122-48-A—Vol. II—422 Withers street, northwest corner of Jackson street, and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn; (reopened June 7, 1949).

348-50-A—76-84 Warren street, north side, 100 ft. 7½ in. west of West Broadway (Block 137, Lot 7), Borough of Manhattan.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

344-16-S—Vol. III—422 Withers street, southwest corner of Vandervoort avenue, and northwest of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn (reopened May 10, 1949).

618-49-A—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

623-50-A—Southwest corner of Ontario avenue and Victory boulevard (Block 669, Lot 1), West New Brighton, Borough of Richmond.

641-50-A—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue (Block 1312, Lot 62), Borough of Manhattan.

551-40-S—Vol. II—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor lobby); (Block 824, Lot 32), Borough of Manhattan; (reopened May 31, 1950).

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry

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sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

431-49-BZ—Application, June 2, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Geraldine Donohue, owner (J. & L. Auto Service, lessee), to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting, and spraying, sale and storage of auto parts, office and without the required rear yard; premises 103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

253-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonconforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

842-49-BZ—Application, November 17, 1949, under section 7c of the zoning resolution, of Joseph Lau, applicant, on behalf of Adolfo Bertelini, owner (Richard Bertelini, lessee), to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted; premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

150-50-BZ—Application, February 28, 1950, under sections 7a, 7c of the zoning resolution of Henry Nordheim, applicant, on behalf of Wiljay Realty Company, owner, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station; premises 1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

414-50-BZ—Application, June 13, 1950, under section 21 of the zoning resolution of Joseph Schafran, applicant, on behalf of Jengus Realty orporation, owner, to permit in a business use, D area district, the erection and maintenance of a building using more than the area permitted; premises 114-07, 114-09 and 114-11 Queens boulevard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

507-50-BZ—Application, July 5, 1950, under sections 7c and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Charles Theiss, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs; premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

534-50-BZ—Application, July 6, 1950, under sections 7e, 7h and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Campus Hall Apartments, Incorporated, owner, to permit in a residence use, D and F area district, the erection of more than one building on a lot, without the required setbacks, courts and yards and to permit the parking of motor vehicles on unbuilt portion of plot; premises 150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

535-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 36 General City Law; premises 150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85

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Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn.

591-50-BZ—Application, July 31, 1950, under sections 7e, 7h and 21 of the zoning resolution of Voorhees, Walker, Foley and Smith, applicants, on behalf of New York City Housing Authority, owner, to permit in a residence and local retail use district, the erection of more than one building on a lot and to permit the parking of motor vehicles on the unbuilt upon portion; premises 65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses).

592-50-A—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses); (under section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets).

677-50-A—131-34 to 131-44 Kew Garden road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

395-50-A—2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (basement); (Block 3029, Lot 15), Borough of The Bronx.

456-50-A—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 24, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 24, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

611-50-A—90 Eighth avenue, northwest corner of President street (6th floor); (Block 1065, Lot 37), Borough of Brooklyn.

658-50-A—47 Plaza street, northwest corner of Union street (10th and 15th floors); (Block 1064, Lot 24), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 31, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 31, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Krausshaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Pro-

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ber, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

569-50-A—1818 to 1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7c of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

216-40-BZ—Reopened September 12, 1950 as Volume II—Application, July 21, 1950, under section 7f of the zoning resolution of Oswald Fischer, applicant, on behalf of Vincent Rao and Charles Rao, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

599-44-BZ—Reopened March 28, 1950 as Volume II—Applicatoin, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Adelphia Paint and Color Works, Inc., owner, to permit in a residence use district, the extension of existing paint factory and paint storage; premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

780-45-BZ—Reopened July 25, 1950 as Volume II—Application, July 6, 1950, under section 7c of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Vito Santoro, owner, to permit in a residence use district, the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor; premises 1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

783-48-BZ—Application, August 5, 1948, under sections 7e and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Carey Garage Corporation, owner, to permit in a restricted retail use district, the construction of a driveway to existing garage (previously granted by the Board); premises 335-339 East 47th street, north side and 334-342 East 48th street, south side, 100 ft. west of 1st avenue, (Block 1340, Lot 31), Borough of Manhattan.

593-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years; premises South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

594-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises north side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

489-48-BZ—Reopened April 25, 1950 as Volume II—Application, March 30, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants on behalf of Harold Strauss, owner, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores); premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

126-50-BZ—Reopened September 26, 1950 as Volume II—Application, September 6, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Hogan Paint and Chemical Company, owner, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn); premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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OCTOBER 31, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 31, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

172-48-SA—Anchor Oil Burner Model C-3.

407-48-SM—Vol. II—Lelite General Purpose Lightweight aggregate (reopened February 15, 1950 re amendment of resolution as to exterior use of Lelite).

1009-48-SA—Johnson Elevator Door Operator Company Elevator Hoistway Door Electric Contact Lock.

654-49-SA—DeVilbiss Automotive Drying Oven (Gas Fired).

29-50-SM—B-Safe Door Pre-Vue (Model A) Door Interviewer.

557-50-SA—Tokheim Gasoline Dispensing Pumps—Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP and 40.

568-50-SA—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace; Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

24-50-SA—Ferro-Nil Injector.

383-50-SM—Terson 1.85 X-FRS-MRS and Terson 210-FRS-MRS (Vinyl Snythetic Resin Coated Fabric).

241-50-SA—Jackson and Church Oil Fired Suspension Units. Models OL-180S, OL-280S, OL-350S and OL-560S.

286-49-SA—Maytag Automatic Washer—Model AMP; (reopened October 3, 1950 re amendment of resolution to permit battery installation of Maytag Automatic Washer).

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 8, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November* 8, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

200-50-BZ—Application, March 22, 1950, under section 21 of the zoning resolution, of Frank S. Parker Associates, applicant, on behalf of Treoforo Webster Avenue Corp., owner, to permit in an unrestricted use, C area district the extension of an existing garage for more than five motor vehicles, using more than the area permitted; premises 3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

306-50-BZ—Application, May 3, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Allen Bortner, owner, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office; premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 8, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 8, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

646-50-SA—Dishmaster (Dishwasher for domestic use).

643-50-A—29-10 Thomson avenue, south side, from 28th to 29th streets (Block 273, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 14, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue. west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

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514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

403-50-BZ—Application, June 9, 1950, under section 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

512-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and maintenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 101 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 12), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 14, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

225-50-A—27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan.

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 21, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 21, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 10, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, September 26, 1950, were approved as printed in the Bulletin of October 3, 1950, Vol. 35, No. 40.

ZONING APPLICATIONS

164-38-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for David Rosen, owner.

SUBJECT—Application reopened October 18, 1949 re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed for lack of prosecution).

PREMISES AFFECTED—172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6811, Lot 32), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Opposition: Hubert F. Bergman and Susie Marami.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950 at 10 A.M., for inspection and decision, without further argument.

408-44-BZ—Vol. II

APPLICANT—Oscar S. Rosner, for Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee).

SUBJECT—Application reopened as Vol. II September 19, 1950, re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use.

PREMISES AFFECTED—524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Oscar S. Rosner.

For Opposition: John J. Crowley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 17, 1950, at 10 A.M., for applicant to file block diagram and plans for building.

776-45-BZ—Vol. II

APPLICANT—John P. Riley, for New York City Housing Authority, owner.

SUBJECT—Application reopened as Vol. II September 19, 1950—re Application (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the proposed change in use of a structure, adjacent to heating plant (Building 8), from storage to garage for the storage of management and maintenance motor vehicles and the use of open areas in front of proposed new garage, for parking of motor vehicles.

PREMISES AFFECTED—450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Block 356, Lot 1), Lillian Wald Houses, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Schreiber.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar and referred back to Engineer.

95-46-BZ—Vol. II

APPLICANT—Bernard Meyers, for General Gummed Products, Inc., owner.

SUBJECT—Application reopened June 6, 1950—re Application (decision of borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board).

PREMISES AFFECTED—126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Meyers.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M., at request of applicant, who will notify the property owners of adjourned date.

200-50-BZ

APPLICANT—Frank S. Parker Associates, for Treoforo Webster Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension of an existing garage for more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank S. Parker and Sol G. Feldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 8, 1950, at 10 A.M., for inspection and decision, without further argument.

306-50-BZ

APPLICANT—Burke, Morrison and Green, for Allen Bortner, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office.

PREMISES AFFECTED—249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 8, 1950, at 10 A.M., for inspection and decision. Applicant to file plan showing existing gas stations along Jamaica avenue, on both sides, from the city line at 257th Street, to the east, to 246th Street to the west.

353-50-BZ

APPLICANT—William H. Bryne, for 1149 63rd Street Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: John H. Finn, James F. Matthews, Seymour Brick and Dominick Velardi.

For Opposition: Frank J. Pino, Morris Kaplan, Salvatore Dalessandro, Anna Molla, Michael Ruocco, Harry Wersfeld, Mario D'Ambrosio and John Duni.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M., for inspection and decision, without further argument.

369-50-BZ

APPLICANT—Lehman and Fitzsimons, for Alfred F. and Loretta Benson, owners.
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the extension to existing workshop for repairing of truck bodies.
PREMISES AFFECTED—125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: John F. Fitzsimons, Alfred F. Benson and Loretta Benson.
For Opposition: James J. Gresser, Alice Scheblein, Albert Sabatino, Martha Sabatino and Roy Eckstrom, Dep't of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 8, 1950, at 10 A.M., for inspection and decision, without further argument.

403-50-BZ

APPLICANT—Lehman and Fitzsimons, for Leo and Anna Kowaleski, owners.
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the addition of cabaret use to existing restaurant on first floor.
PREMISES AFFECTED—10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.
APPEARANCES—
For Applicant: John F. Fitzsimons and Leo Kowaleski.
For Opposition: E. E. Rathgeber, I. Schreckinger, A. Schierenbeck, N. Lankenau, J. Rollins, H. Dunn, H. Abseck, T. Blatt, W. Marx, J. Lankenau, L. Abseck, H. Eipel and E. Schierenbeck.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 14, 1950 at 10 A.M., for inspection and decision, without further argument.

417-50-BZ

APPLICANT—Francis Seaman, for Rebann Laundry Corp., owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the extension of existing wet wash laundry.
PREMISES AFFECTED—32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Francis Seaman, Nathan S. Folkman and Sol B. Altman.
For Opposition: Charles F. Briegel, G. Mahon, Hans Kiel, Katherine Delahanty, Sophie Brieger and John Ward.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M., for inspection and decision, without further argument.

512-50-BZ

APPLICANT—William Farrell, for Rocco Ruoti, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of an additional building on lot using more than the area permitted.
PREMISES AFFECTED—228 Avenue U, south side, 101 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 12), Borough of Brooklyn.
APPEARANCES—
For Applicant: Anthony T. Nappi and Gerald Ruoti.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of of Housing and Buildings, and John J. Saunders, Board of Education.
ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M., for inspection and decision, without further argument.

647-50-BZ

APPLICANT—Herman Horowitz, for London Terrace, Incorporated, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in the residence use portion of a plot located in a residence and retail use district, the extension of an existing retail store into portion of first floor and cellar presently used as a restaurant, dining room and kitchen and to permit proposed entrance and show window to store more than the permitted distance from the intersection.
PREMISES AFFECTED—215-225 9th avenue, west side, from West 23rd to West 24th streets, 401-407 West 23rd street, and 400-404 West 24th street (Block 721, Lot 31), Borough of Manhattan.
APPEARANCES—
For Applicant: Herman Horowitz and Millano Shroder.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (647-50-BZ)

WHEREAS, Herman Horowitz, for London Terrace, Inc., owner, filed August 22, 1950 an application under sections 7c and 7A of the zoning resolution, to permit in the residence use portion of a plot located in residence and retail use districts, the extension of an existing retail store into portion of first floor and cellar, presently used as a restaurant, dining room and kitchen, and to permit proposed entrance and show window to store, more than the permitted distance from the intersection, affecting premises 215 to 225 9th avenue, west side, from West 23rd to West 24th streets, 401 to 407 West 23rd street, and 400 to 404 West 24th street (Block 721, Lot 31), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the Bulletin; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that West 23rd and West 24th streets are in residence and retail use, B area, class 1½ height districts, and that 9th avenue and the site are in a retail use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 8, 1950 acting on Alt. Applic. 1254-50, reads:

"1. Proposal to extend retail store use into portions of 1st floor and cellar now used for restaurant, dining rooms and kitchen located partly in a retail and partly in a residence use district is contrary to Sec. 3, Art. II zoning resolution.

2. Proposed new entrances and show window to store is contrary to Sec. 7A, Art. II zoning resolution".

and

WHEREAS, the applicant states that the premises consist of a plot, 197 feet 6 inches frontage by 125 feet in depth, on which is located a building covering the entire lot, 19 stories, 190 feet in height, of class 1 construction, presently used as a class A multiple dwelling, tenant dining room, restaurant, retail stores and apartments as per certificate of occupancy 17887-31; that it is proposed to surrender the restaurant, dining room and kitchen use and add the space so occupied to one of the existing retail stores on Ninth avenue; that the work involved will consist of removing parts of some interior partitions and modernizing and recessing the existing restaurant store front on the West 23rd street side of the property; that there have been no changes made since July 25, 1916 in the height or area designations affecting the premises and that the use designation of the portion of the plot herein, on Ninth avenue, to a depth of 100 feet, was changed from business to retail on November 13, 1936; and

WHEREAS, the applicant contends that the restaurant and dining room use has become uneconomic and it is therefore desired to devote that space to an economic use; that inasmuch as the space in the residence use district has been devoted to commercial purposes from the time the building was first erected, it will not affect any of the properties in the vicinity; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, and section 7A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the alteration of the space now occupied for dining room and kitchen to retail sales area in connection with the existing use of the space at the corner of 24th street and 9th avenue as proposed and as indicated on plans filed with this application marked "Received August 22, 1950," 11 sheets, *on condition* that in all other respects the occupancy of this portion of the building shall comply with all laws, rules and regulations applicable thereto; that the existing windows opening to the interior court from the present dining room which is proposed to be changed to a store use shall be blocked up with approved masonry or with glass block as approved for exterior walls; that no additional openings or entrances from such interior court to the retail sales space other than those now existing shall be constructed; and granted under section 7A to permit new entrances and show windows to West 23rd Street replacing existing entrances and show windows of the existing restaurant as proposed and indicated for the proposed retail store use; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

Adjourned: 1:15 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 10, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

122-50-SM

APPLICANT—Marble Face Blocks, Inc., owner-manufacturer.

SUBJECT—Marble Face Building Blocks (Hollow and Solid; Cinder and Concrete), approval of.

APPEARANCES—
For Applicant: Charles Ludwak.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (122-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 122-50-SM July 12, 1950

SUBJECT—Marble Face Building Block (Hollow and Solid Cinder and Concrete), approval of.

Marble Face Blocks, Inc., New York filed February 9, 1950, an application with the Board of Standards and Appeals for approval of the material known as Marble Face Building Block (Hollow and Solid Cinder and Concrete) under the provisions of C26-306 and C26-309.0 Administrative Building Code and the Masonry Rules of the Board.

Purpose

The blocks are to be used in masonry construction.

Description

The blocks are made in various sizes and are of either cinder or concrete.

In the manufacture of the blocks, a duo-fold process is used, a mixing and forming of the marble face and the mixing and forming of either the cinder or concrete block.

The marble facing, is mixed in one mixer and the cinder or concrete block is mixed in another mixer and the block is then cast integrally on a Mills Machine.

The mix for the facing is as follows: 1 part of white Portland Cement, 1 part of fine marble and 1½ parts of coarse marble chips (by weight) and 3 to 4% of mineral pigments (for coloring) is added. This mix is mixed dry for two minutes and then sufficient water is added to make a plastic mix. This slurry is then placed in stainless steel molds to a thickness of ⅜" vibrated and put on a timed conveyor so that the slurry will get a partial set.

The mix for the cinder block is as follows: 2 parts of Hi-Early Cement, 3 parts of sand and 9 parts of cinders (by volume) with an average of 6 gallons of water per sack of cement.

The mix for the concrete block is as follows: 2 parts of Hi-Early cement, 9 parts of sand and 3 parts of gravel (by volume) and an average of 6 gallons of water per sack of cement.

The blocks are formed on the Miles Machine. Prior to forming the block the pan with the marble slurry is placed on the pallet of the Miles Machine and the cinder or concrete block is tamped onto the partially set marble slurry so that the marble facing is cast integrally with the cinder or concrete block.

After forming the marble faced, cinder or concrete block

is stored in the kiln and steam cured for 12 hours then placed in the open and allowed to air cure for at least fourteen days.

Inspection and Test

The plant of the applicant at Kenilworth, New Jersey was inspected July 7, 1950 by John A. Darts, Engineering Division, Committee on Test and C. Ludwak, R. Haas and B. Barkman, representing the applicant. Blocks were identified and marked and compression and absorption test were conducted at Manhattan College. The method of tests were those prescribed by C26-326.0 Administrative Building Code.

Results were as follows:
Concrete:

1. 4″ x 8″ x 16″ Solid Concrete Load Bearing
   Area 63.5 sq. in.
   Compressive strength 2852 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 7.8
2. 4″ x 8″ x 16″ Hollow Concrete Load Bearing
   Area 62.5 sq. in.
   Compressive strength 2135 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 12.4
3. 10″ x 8″ x 16″ Hollow Concrete
   Area 152 sq. in.
   Compressive strength 884 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 8.34
4. 6″ x 8″ x 16″ Solid Concrete Load Bearing
   Area 91.3 sq. in.
   Compressive strength 3050 p.s.i.
   Average absorption 5.8 lbs. cu. ft. of concrete.
5. 6″ x 8″ x 16″ Hollow Concrete Load Bearing
   Area 90.5 sq. in.
   Compressive strength 2180 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 7.88
6. 8″ x 8″ x 16″ Solid Concrete Load Bearing
   Area 121 sq. in.
   Compressive strength 2365 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 2.1
7. 8″ x 8″ x 16″ Hollow Concrete Load Bearing
   Area 121 sq. in.
   Compressive strength 1767 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 9.8
8. 12″ x 8″ x 16″ Hollow Concrete Load Bearing
   Area 188.5 sq. in.
   Compressive strength 1120 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 8.03

Cinder:

1. 4″ x 8″ x 16″ Hollow Cinder Load Bearing
   Area 62.5 sq. in.
   Compressive strength 2178 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 6.8
2. 4″ x 8″ x 16″ Solid Cinder Load Bearing
   Area 63.5 sq. in.
   Compressive strength 2682 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 10.7
3. 6″ x 8″ x 16″ Hollow Cinder Load Bearing
   Area 91.4 sq. in.
   Compressive strength 144.3 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 11.6
4. 6″ x 8″ x 16″ Solid Cinder Load Bearing
   Area 91.3 sq. in.
   Compressive strength 2299 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 6.7
5. 8″ x 8″ x 16″ Solid Cinder Load Bearing
   Area 121 sq. in.
   Compressive strength 2240 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 6.6
6. 8″ x 8″ x 16″ Hollow Cinder Load Bearing
   Area 122 sq. in.
   Compressive strength 1425 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 13.0
7. 12″ x 8″ x 16″ Hollow Cinder Load Bearing
   Area 186 sq. in.
   Compressive strength 994 p.s.i.
   Average absorption (lbs. per cu. ft. of concrete) 14.5
8. 10″ x 8″ x 16″ Hollow Cinder
   Area 153 sq. in.
   Compressive strength 1086 p.s.i.
   Average absorption 11.3 lbs. cu. ft. of concrete.
9. 10″ x 8″ x 16″ Solid Cinder
   Area 152 sq. in.
   Compressive strength 1725 p.s.i.
   Average absorption 6.31 lbs. cu. ft. of concrete.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Marble Face Building Block as listed above and as manufactured, as herein set forth at the applicant's plant, pursuant to Section C26-191.0 for use in load bearing and non-bearing masonry, as provided in Sub. Art. 4 of Art. 9 of Chapter 26, Administrative Building Code. The approval is recommended on the following condition.

1. That these units be manufactured according to the same specifications as herein set forth.
2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.
3. That these units be marked as required by Rules 8.1.8.2 and 8.4.
4. That Rules 8.5 be complied with.
5. That nine copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required by Rules 8.1 and 8.2 shall be filed with the Board.
6. That quarterly test reports of compression for not less than three representative samples of this size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a Laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.
7. That only approved aggregates shall be used.

(Sgd.) Harris H. Murdock,
Chairman.

Leslie V. Huber,
Chief Engineer,

John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

184-50-SM

APPLICANT—Norwalk Tank Company, Inc., owner-manufacturer.
SUBJECT—Norwalk Tank Co., Inc. 275 gallon abround New York City Basement Oil Storage Tank, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (184-50-SM)
Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 184-50-SM July 28, 1950
SUBJECT—Norwalk Tank Co., Inc. 275 Gallon Obround New York City Basement Oil Storage Tank, approval of.

MINUTES

The Norwalk Tank Co., Inc., owner-manufacturer filed March 2, 1950 an application with the Board of Standards and Appeals for approval of the Norwalk Tank Co., Inc. 275 gallon obround New York City Basement Oil Storage Tank under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

The fuel oil tanks are designed for the domestic storage of fuel oil.

Description

These tanks are constructed of #10 gauge steel both heads and shells. The heads are 26 in. by 42 in. flanged and disced. The shell is made from one hot rolled sheet formed to fit the heads. There are four tank lugs for 1¼ inch pipe legs. There are 4 welding bosses tapped to 2 inch tapered pipe thread welded to top along center line of tank for fill vent and gauge. One ¾ in. welding boss tapped for a drain at bottom of head. The shell, heads bosses and lugs are assembled and welded together at the factory. The shell and heads are welded with a 1½ inch flange and shell joint is also 1½ inch.

Inspection and Test

A sample of this tank was inspected and tested at the plant of the applicant, South Norwalk, Connecticut. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and R. C. Axley representing the applicant. The tank was subjected to a hydrostatic test of 100 p.s.i. and successfully met the requirements of the Oil Burner Rules. Details of construction, workmanship and protection of steel were found to comply with the rules.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the Norwalk Tank Co., Inc. 275 Gallon Obround New York City Basement Oil Storage tank be approved for use in fuel oil installations in New York City when constructed in conformity with this report and the Oil Burner Rules of the Board of Standards and Appeals. It is further recommended that all welding conform to the Fusing Welding and Gas Cutting Rules of the Board and further that each tank bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 184-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

439-50-SA

APPLICANT—Anchor Division, Stratton and Terstegge Co., owner-manufacturer.

SUBJECT—Anchor SA Conversion Oil Burner, approval of.

APPEARANCES—
For Applicant: Norman J. Griffin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (439-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 439-50-SA September 11, 1950

SUBJECT—Anchor SA Conversion Oil Burner, approval of.

The Anchor Division, Stratton and Terstegge Company, owner-manufacturer, filed May 19, 1950, an application with the Board of Standards and Appeals for approval of the Anchor S A Conversion Oil Burner under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

This appliance is for domestic and commercial heating with oil.

Description

This is a mechanical draft conversion oil burner suitable for installation in hot water or steam boilers and warm air furnaces with fuel oil not heavier than #2 U. S. Department of Commerce standards. The maximum capacity is 3 gallons per hour.

The housing is of heavy cast aluminum. The draft tube is of one piece steel tubing in lengths 9 in., 14 in. and 20 inches. The fan is a squirrel cage type accurately balanced. The motor is a 1/6 HP, 1725 RPM 110 Volts 60 cycle single phase General Electric or equal. The ignition transformer is a General Electric grounded electric shield between high and low voltage windings. The controls consist of a M. H. thermostat one limit control for warm air, hot water and steam and a M. H. Magic Eye or M. H. Stack Switch. The nozzle is of heat resisting metal 80" spray angle cylinder type screen of fine mesh monel wire. The nozzle is equipped with a Shell head.

Inspection and Test

Inspection and test of this burner was made at the Shell Laboratories, Sevaren, N. J. June 8, 1950. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and John Offinger, representing the applicant. The burner was an assembly of approved parts suitable for use with each other for the service intended as approved, and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning through its operating range and found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 500° the CO^2 content of the flue gases was 12%. The burner has been approved by the Underwriters Laboratories Inc., Guide No. 300.10.4 File MP 1639.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Anchor S A Conversion Oil Burner for use in New York City with fuel oil not heavier than #2 U. S. Department of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 439-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

523-50-SA

APPLICANT—Paul Traub, owner-manufacturer.

SUBJECT—Zyx Oil Burner, Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2 and X-3, approval of.

APPEARANCES—
For Applicant: Paul Traub.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (523-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 523-50-SA September 12, 1950

SUBJECT—Zyx Oil Burner—Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2, X-3, approval of.

Paul Traub. owner-manufacturer, filed August 5, 1950, an application with the Board of Standards and Appeals for approval of the Zyx Oil Burner—Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2 and X-3, under the provisions of C19-57.0 Administrative Code, and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A fuel oil burning system designed for use with heavy oil.

Description

The Zyx Oil Burning System, comprises two essential units, namely, the Power Unit and the Zyx Oil Burner Unit.

The Power Unit consists of a standard Electric Motor, a positive Blower delivering air at 5 lbs. P.S.I., and an approved type Viking Fuel Oil Pump (438-21-SA) all mounted on a steel base and placed separate and apart from the Oil Burning Unit.

The Zyx Oil Burner Unit consists of: (a) hot air Generator, (b) an oil and hot air Heat Exchanger, (c) a positive mechanical hot air control Selector Valve, (d) single or multiple Firing Nozzle assembly; all of the above items are incorporated into one compact unit; (b) and (c) are heavily insulated with asbestos and encased in a metal cover.

The System is made in nine models, Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2, X-3, and having rated capacities from 1000 up to 100,000 sq. ft. of steam radiation depending on sizes of motors, blowers, pumps, heat exchange units, sizes and number of firing nozzles.

The Burner is designed to employ the simultaneous use of heated air in a desirable degree to reduce the viscosity of heavy fuel oil (No. 6 U. S. Department of Commerce Standards) and the use of heated air for purposes of atomization and combustion, operating automatically, that is, in accordance with standard electrical controls.

The Power Unit is equipped with Oil Pressure Relief Valve, Air Pressure Relief Valve, Oil Strainer, Oil and Air Pressure Gauges; the Motor is controlled by a Square D Company, Class 8536, Magnetic Starter and Controller with no voltage and overload protection which, in turn is controlled by a Minneapolis Honeywell R-11 Relay.

The hot air Generator suitably positioned within the combustion chamber and the outside surface of same is exposed to the temperature of the fire box, thereby heating the circulating air within the Generator.

The size and capacity of the Generator is determined by the volume of air circulating through it (which is from 8 cu. ft. up to 211 cu. ft. per Min. for the larger models) and heated up to 300° F.

The temperature of the heated air is controlled by a manually operated by-pass valve which is connected between the cold and the hot air supply lines outside of the combustion chamber.

The by-pass valve is permanently adjusted for maximum air temperature in relation to the maximum temperature within the combustion chamber.

The Burner has no revolving parts. The positive mechanical hot air control Selector Valve moves 20° of a 1½" diameter circle and is moved up by a Minneapolis Honeywell Type 219 Electric Janitor Regulator Motor, which in itself is not a revolving but a push-pull type Motor; thus admitting hot air from the Generator into the two air passages within the steel distributing box where the Steel Selector Valve is located.

Only one air passage can be opened or closed at one time by the Selector Valve. The upper air passage is connected directly to the air manifold serving the firing nozzles. The lower passage is connected to the oil and hot air Heat Exchanger, which is connected at the opposite end of the air manifold serving the firing nozzles.

When the Selector Valve is up the hot air from the generator is admitted into the hot air and oil Heat Exchanger, thereby serving to increase the temperature of the fuel oil to a desired degree, (Max. 140° F.) in the oil reservoir, wherein there is inserted a Mercoid No. 848 Aquastat, same controlling the temperature of the oil, and the above designated Janitor Motor.

Upon reaching the desired temperature of the oil, the Aquastat cuts the electric current off the Janitor Motor, same pulls up mechanically the arm to which is connected the opposite end of the Selector Valve.

The Selector Valve is connected firmly to and through the shaft at a right angle within the Distributing Box.

The shaft emerges outside of the Distributing Box and then is connected to the Pulling Arm of the Janitor Motor, therefore mechanically and naturally, due to the weighted part of the Selector Hot Air Control Valve, it is moved down thereby stopping the circulation of hot air in the Oil and Hot Air Heat Exchanger, same takes place upon failure of electric current.

The Burner operates only when there is sufficient air pressure in the manifold serving the firing nozzles, and is interlocked with an Air Pressure Switch, Square D Type, Class 9012, operating at 5 lb. P.S.I. and the general Control, Type K-10-1, Magnetic Oil Shut-off Valves supplying oil to the firing nozzles; therefore upon failure of supplying the desired air pressure to the firing nozzles, the Magnetic Oil Shut-off Valves will automatically shut off the fuel oil to the firing nozzles.

The ignition of the atomized oil is by gas flame only. The primary pilot light is always on and is connected after the main manually operated gas service valve located near the oil burner. The secondary gas ignition flame which is at a right angle of the pilot light and immediately next to and directly in line with the firing nozzles, shooting the igniting gas flame through an opening next to the tip of the firing nozzles, thereby giving constant ignition to the atomized oil. The secondary gas ignition is controlled by a general control, Type K-20-2 Electric Magnetic Gas Shut-off Valve, which is connected electrically, in parallel with the electric Motor operating the Power Unit, and is always on when both are on.

The Burner is equipped with a Wells Automatic Electric Immersion Type Oil Pre-Heater and is connected directly to the Service Switch. The purpose of same is to pre-heat the oil to a desired degree on a cold start.

The safety of the oil burner flame in the combustion chamber is controlled by a Minneapolis Honeywell C 57 Protectostat and is directly connected to the Minneapolis Honeywell Type R-114 Relay.

The low water cut-off and the steam pressure Regulating Switch, M. H. Type, is connected in series with the main service line and No. 1 terminal (hot line) of the M. H. Type R-114 Relay; consequently when there is a break in any of the above controls it will stop the entire system from operating.

The models differ as follows:—

Specifications of Zyx Oil Burning Units

Model Z-1-½ HP Motor 1160 RPM—⅜" Pump—½" Blower—8 cu. ft. per Min.
Model Z-2-¾ HP Motor 1160 RPM—½"—¾" Blower—14 cu. ft. per Min.
Model Z-3-1 HP Motor 1160 RPM—¾" Pump—1° Blower—25 cu. ft. per Min.
Model Y-1-1½ HP Motor 860 RPM—1" Pump—1¼" Blower 38 cu. ft. per Min.
Model Y-2-2 HP Motor 860 RPM—1"—1¼" Blower—43 cu. ft. per Min.
Model Y-3-3 HP Motor 860 RPM—1¼" Pump—1½" Blower—54 cu. ft. per Min.
Model X-1-5 HP Motor 860 RPM—1¼" Pump—1½" Blower—110 cu. ft. per Min.
Model X-2-7½ HP Motor 600 RPM—1½" Pump—2" Blower—165 cu. ft. per Min.
Model X-3-10 HP Motor 600 RPM—1½" Pump—2½" Blower—211 cu. ft. per Min.

The nozzles also differ as to sizes.

Inspection and Test

The Burner was inspected and tested at 85 Bristol Street, Brooklyn. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Paul Traub. The oil burning system was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The oil burning system as assembled was tested for defect and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or undue carbon deposit. With the oil cut off the controls functioned in 40 seconds. All parts are so designed as to maintain alignment and to permit interchangeability. With a stack temperature of 300° F. the CO^2 content of the flue gases was 12%.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Zyx Oil Burner Models Z-1, Z-2, Z-3, Y-1, Y-2, Y-3, X-1, X-2 and X-3 and the oil burning system power unit used therewith, in domestic, commercial and industrial installations with fuel oil not heavier than #5 cold and #6 preheated U. S. Department of Commerce standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the device bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 523-50-SA."

(Sgd.) Harris H. Murdock,
Chairman,

Leslie V. Huber,
Chief Engineer,

John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

345-44-SA

APPLICANT—Reliable Products Manufacturing Co., Inc., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Reliable Heat Exchanger, Types U, B, C, E and BU (previously approved).
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Request to reopen dismissed for lack of prosecution.
THE VOTE TO DISMISS REQUEST TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

654-45-SA

APPLICANT—Interborough Engineering Co., for The Amco Corporation, owner.
SUBJECT—Amco Diesel Oil Dispensing Unit, No. 2300, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

648-45-SM

APPLICANT—Knapp Brothers Manufacturing Co., owner.
SUBJECT—Knapp Brothers Plastering Accessories, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

761-45-SM

APPLICANT—The Flintkote Co., owner.
SUBJECT—Flintkote Static Asphalt (Fibrated) of Static Roof Coating and Flintkote Static Asphalt (Non-fibrated), or Static Protective Coating, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

282-46-SM

APPLICANT—Modern Kelly Co., owner.
SUBJECT—Modern Kelly Seat Action Pressure Tank W.C. Combination, with Sloan V-100 Vacuum Breaker, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

288-46-SM

APPLICANT—Rand-Williams Manufacturing Co., Inc., Agent for Mixtite Corp., owner.

SUBJECT—Mixtite Asphalt Powder Mix (for waterproofing, fireproofing, etc., paint), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

340-46-SM

APPLICANT—Atlantic Welding Co., for John Dinger, owner.
SUBJECT—Atlantic Tanks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

354-46-SM

APPLICANT—Thomas Martin and Anthony F. Winkler, doing business as Maspeth Cement Block Co.
SUBJECT—Maspeth Cement Block, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

355-46-SM

APPLICANT—The Flour City Ornamental Iron Co., owner.
SUBJECT—Flour City A31 Aluminum Double Hung Window, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

356-46-SA

APPLICANT—Quimby Pump Co. Inc., owner.
SUBJECT—Quimby Pump Co. Inc. Sewage Ejector, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

387-46-SM

APPLICANT—Clemente Franceschina and Ernesto Franceschina, owners.
SUBJECT—Rex Cement Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

593-46-SA

APPLICANT—John A. Miller, for Security Products Corp., owner.
SUBJECT—Red Dot Fire Extinguisher, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

603-46-SM

APPLICANT—Concrete Engineering Ltd., owner (Anderson Brick and Supply Co., Agent).
SUBJECT—Celboard, Celtile and Acoustile, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

638-46-SM

APPLICANT—Arrow Cement Finishing and Block Manufacturing Co., owner.
SUBJECT—Arrow Concrete Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

654-46-SM

APPLICANT—Almika Contracting Co., owner.
SUBJECT—Almika Contracting Co., Concrete and Cinder Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

686-46-SM

APPLICANT—Cristofaro Cataldo, owner.
SUBJECT—F. and C. Concrete Block, approval of.
APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

747-46-SM

APPLICANT—William Green, owner.
SUBJECT—W. G. Brass Bend for Toilet Connection, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

756-46-SM

APPLICANT—Permacrete Inc., owner.
SUBJECT—Permacrete Concrete Building Units, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

817-46-SM

APPLICANT—The Sanymetal Products Co., Inc., owner.
SUBJECT—Nailock Steel, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

824-46-SM

APPLICANT—A-One Block Manufacturing Co., owner.
SUBJECT—A-One Block Mfg. Co. Hollow or Solid Cinder Concrete & Sand & Gravel Concrete Units, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

830-46-SM

APPLICANT—The U. S. Stoneware Co., owner.
SUBJECT—The U. S. Stoneware Co. Ceramic Diluting Sump Tank, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

521-50-A

APPLICANT—Henry Heide, Incorporated, owner.
SUBJECT—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—87-93 Van Dam street, north side, 100 ft. west of Hudson street (10th floor); (Block 597, Lot 65), Borough of Manhattan.
APPEARANCES—
For Applicant: Terence J. Mullen and C. William Perkins.
For Administration: Fred C. Antenreith, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (521-50-A)

WHEREAS, Henry Heide, Incorporated, owner, filed July 3, 1950 an appeal from a decision of the fire commissioner affecting premises 87-93 Van Dam street, north side, 100 ft. west of Hudson street (10th floor); (Block 597, Lot 65), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated June 14, 1950 reads:

"1. In reply to your letter of June 6, 1950, you are advised that this department is without jurisdiction to permit smoking in any part of a factory".

and

WHEREAS, the applicant states that the building is 10 stories, 133 ft. in height, 100 ft. by 100 ft. in area, of class 1 construction, erected 1924, located in an unrestricted use, A area, class 2 height district, used and occupied since 1929 as follows: basement, storage of wholesale paper—no persons; first floor, office—25 persons; 2nd, 3rd and 4th floors, storage of wholesale paper; 3 persons on the 2nd and 1 on each of the 3rd and 4th floors; 5th floor, storage of confectionery—no persons; 6th floor, packaging of confectionery—11 persons; 7th floor, storage of confectionery—1 person; 8th and 9th floors, manufacturing of confectionery—4 persons on the 8th and 3 persons on the 9th; 10th floor, manufacturing of confectionery and locker room—1 person; that no change in use or occupancy is proposed except for the 10th floor which will have a smoking room added with a maximum occupancy of 20 persons, the smoking room to be used by the employees of the owner, and occupants of the 5th to 10th floors inclusive; and

WHEREAS, certificate of occupancy 8358 issued July 30, 1924, upon completion of work of N.B. Applic. 23-23 permits the use of the building throughout as factory with an occupancy of 35 persons on the 2nd to 10th floors and 20 persons on each of the basement and 1st stories; and

WHEREAS, the applicant states that it uses the upper 6 stories of the building for manufacturing and on the 10th floor, in addition to the manufacturing use, there is a room 28 ft. by 50 ft. used as a locker room, showers and toilet for male employees, it is proposed to partition off a section of this room and to create a separate room 13 ft. 4 in. by 28 ft. for use as an employees' smoking room, the partition to be constructed of gypsum block plastered on both sides and the entrance to the room to be provided with self closing kalamein door; that only the employees of the applicant will have the use of the smoking room and its use will be strictly regulated so that in the aggregate 20 employees will use the room, but not more than 5 at any one time.

Resolved, that the decision of the fire commissioner, dated June 14, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit smoking within the building, restricted to the portion of the tenth floor as proposed and as indicated on plans filed with this appeal, marked "Received July 3, 1950" (2 sheets), *on condition* that signs of a type approved by the fire commissioner, stating smoking is permitted within this room and not elsewhere throughout the building, shall be posted; that such receptacles for smokers' refuse shall be maintained as the fire commissioner shall require; that the walls separating the space for smoking from other portions of the building shall be of the type proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that this variance shall continue only so long as the conditions as proposed and as herein permitted are maintained.

644-50-A

APPLICANT—Nathan R. Ginsburg, for B. and G. Woolstock Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-112 Greene street, east side, 101 ft. south of Prince street (Block 499, Lot 11), Borough of Manhattan.

APPEARANCES—

For Applicant: Nathan R. Ginsburg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (644-50-A)

WHEREAS, Nathan R. Ginsburg for B. and G. Woolstock Corporation, owner, filed August 15, 1950, an appeal from a decision of the borough superintendent, affecting premises 110-112 Greene street, east side, 101 ft. south of Prince street (Block 499, Lot 11) Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 19, 1950, acting on Alt. Applic. 1345-50, reads:

"1. The secondary means of egress should comply with Sec. 271 Labor Law as amended. Fire escape in a six story building is not acceptable."

and

WHEREAS, the applicant states the building is six stories, 89 ft. in height; 37 ft. 6 in. by 92 ft. at first floor; 37 ft. 6 in. by 65 ft. in area at typical floor, of class 3 construction; erected 1883, located in an unrestricted use, B area, class 2 height district, used and occupied since 1883—cellar, boiler room, storage and bailing wool stock; 1st, 2nd, 4th, 5th and 6th floors, wool stock; 3rd floor, wool stock and watch case factory; 1 person in the cellar, five persons on each of the 1st, 2nd, and 3rd floors; 6 persons on the 4th floor and 4 persons on each of the 5th and 6th floors; that floors are occupied by separate tenants in the business as above listed; that no change in use or occupancy is now proposed; that the building is equipped with a one source sprinkler system throughout; that there is one interior wood stairs, 3 ft. 9 in. minimum in width, enclosed in partitions of metal lath and cement plaster on wood studs, equipped with metal clad self-closing doors leading from roof bulkhead to street, one labor law fire escape on the front extending to roof by stair and to street by counterbalanced stairs and one substandard balcony fire escape at rear (with vertical ladders connecting balconies) leading to roof by ladder and with egress from its lower termination at second floor balcony by iron stairs to rear yard of 127 to 131 Mercer street at cellar level and thence through cellar of 127 to 131 Mercer street up to 1st floor of store at street level of such building by open stairs and thence to street through such store or from such rear yard at cellar level up iron stairs to balcony at 1st floor level at rear of 127 to 131 Mercer street through store at said 1st floor level to street, such rear egress as shown on plan filed with this appeal marked "Received October 6, 1950," (1 sheet); and

WHEREAS, Violation No. 626-50, was issued February 9, 1950, in that all floors were not provided with a second means of egress as required by law; in that fire escapes are not considered as legal exits under Sect. 271 of the labor law as amended and that windows and door to fire escape, 3rd floor, are not provided with wire glass and door is broken and defective; and

WHEREAS, the applicant states that the windows and door to fire escape at 3rd floor have been made to comply with the requirements therefor; and

WHEREAS, the applicant contends the building has been used as a factory since prior to the enactment of the amendment to the labor law requiring a second stair in a building over five stories in height; that due to the fact that the building is only 37 ft. 6 in. in width that it would be economically unfeasible to construct a second stair, in addition, emergency rent laws would preclude the eviction of existing tenants to obtain space necessary to construct such a stairway; that it is requested the Board permit the continued use of the building as a factory with its existing exits on condition that its occupancy be limited to the capacity of the primary means of egress without any credit for front and rear fire escapes; that there will be no manufacturing in the cellar except the occasional baling of rags on a single bailing machine; therefore, it is requested that the Board accept the stair leading from the cellar to the store as previously accepted under Cal. No. 605-17-S, and the engineer's ladder to the street and the ladder from the rear areaway to the adjacent rear yard as egress from the cellar as long as the cellar is used for non-manufacturing purposes except as noted and as long as such use is only in conjunction with the first floor tenancy.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in decision of the borough superintendent, acting on Alt. Applic. 1345-50, Objection 1, and that the appeal be and it hereby is *granted* to permit the continuance of the exits from the building as proposed and as indicated on plans filed with this appeal, marked "Received August 15, 1950" (2 sheets) and "October 6, 1950" (1 sheet), *on condition* that the sprinkler system shall remain throughout in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that the number of persons permitted per floor shall be limited to the number permitted for the primary means of exit but not to exceed the number of occupants as proposed; that a certificate of occupancy shall be obtained; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

689-50-A

APPLICANT—I. Howard Lehman, Lester T. Doyle, James Hodes, Trustees in Reorganization, for Third Avenue Transit Corp., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1811-1839 Boston road, west side, from East 175th to East 176th street, extending to Crotona parkway (Block 2984, Lot 46), Borough of The Bronx.

APPEARANCES—

For Applicant: Charles Eshelman and Patrick J. Bellew.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (689-50-A)

WHEREAS, I. Howard Lehman, et al, trustees for the Third Avenue Transit Corporation, owner, filed October 2, 1950, an appeal from a decision of the fire commissioner, affecting premises 1811-1839 Boston road, west side, between East 175th and East 176th streets and extending to Southern Boulevard (Crotona parkway); (Block 2984, Lot 46), Borough of The Bronx; and

WHEREAS, the decision of the fire commissioner, dated September 29, 1950, (Folder No. 5500.14) reads:

> "This is to advise you that in accordance with the existing regulations of the Fire Department, diesel oil intended for use for motor power is limited to 550 gallon tanks.
>
> It is therefore suggested that an appeal to authorize the installation of 5,000 gallon tanks be taken to the Board of Standards and Appeals."

and

WHEREAS, the applicant states the building is one and three stories, 50 ft. in height; 148 ft. by 250.11 ft. in area, of class 3 construction, erected 1910; located in a business use, B area, class 1½ height district and used and occupied since 1948 by the 3rd Avenue Transit Corp. as follows:—cellar, boiler room, 1 person; basement, miscellaneous material, 1 person; 1st floor, storage of more than five buses, 1 person; 2nd floor, office, 1 person; 3rd floor, office, vacant; that the building is provided with a two source sprinkler system throughout and an interior fire alarm system, one interior stairs and one fire tower, each 3 ft. 8 in. wide of steel construction, brick enclosed, equipped with wood self-closing doors leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, the applicant contends that it is proposed to install two five thousand gallon diesel oil tanks buried underground as indicated on plans filed with this appeal; that the tanks will be located 36 in. below the surface enclosed in 12 in. reinforced concrete wall, provided with a concrete mat and a concrete wall between each tank forming a vault for each tank with manholes for emergency purposes; that tanks and equipment will comply with the New York City requirements and it will be installed in compliance with the Code; that it is necessary to install these tanks due to the fact that there are no facilities for fueling at this location and there is considerable waste of time and delay in operations by fueling elsewhere which makes it difficult in maintaining bus schedules.

Resolved, that the decision of the fire commissioner, dated September 29, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the installation of two 5,000 gallon oil storage tanks, as proposed and as indicated on plan filed with this application, marked "Received October 4, 1950," *on condition* that such storage shall be of the diesel oil type, substantially No. 2, and not for storage of any other material; that such oil shall be used only for fueling the busses as proposed; that the tank pits shall be available for inspection by the fire commissioner before each annual renewal permit is issued; that the tank installation shall be tested under the requirements of the Oil Burner Rules; that there shall be an open pipe of a size required by the fire commissioner from the exterior to the pits for use by the fire department for foam; that there shall be an approved foam inlet on the exterior of the building located where approved by the fire commissioner; that the sprinkler system and fire alarm system shall be maintained to the satisfaction of the fire commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

792-42-A

APPLICANT—The Texas Company, owner.

SUBJECT—Application for consideration—reopening and rescindment of resolution of June 8, 1943—re appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution of June 8, 1943 rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION OF JUNE 8, 1943—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (792-42-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 796-804 Utica avenue and 736-746 Linden boulevard, southwest corner (Block 4675, Lot 6), Borough of Brooklyn was granted by the Board June 8, 1943, on certain conditions; and

WHEREAS, the applicant requested that this resolution be rescinded as it is no longer intended to install four 1,000 gallon tanks but it is proposed to install eight 550 gallon tanks, complying with the requirements of the law, as permitted by the Board this day under Cal. 987-41-BZ, by amendment approving working drawings.

Resolved, that the resolution adopted by the Board June 8, 1943, be and it hereby is *rescinded* (Misc. 8575-41).

848-48-A

APPLICANT—Charles M. Spindler, for City of New York Board of Transportation, owner (Third Avenue Transit Corporation, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—1150 East 177th street, south side, 581.31 ft. west of Bronx River avenue (Block 3904, Lot 34), Borough of The Bronx.

APPEARANCES—

For Applicant: Charles E. Eshelman and Patrick J. Bellew.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (848-48-A)

WHEREAS, this appeal from a decision of the fire commissioner, affecting premises 1150 East 177th street, south side, 581.31 ft. west of Bronx River avenue (Block 3904, Lot 34), Borough of The Bronx was granted by the Board October 13, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, the applicant reported that the existing tanks will be discontinued as soon as the tanks permitted to be installed by the Board this day under Cal. 689-50-A are installed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 13, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

> ". . . to permit the use of the existing tanks for diesel oil for supplying fuel to busses for a temporary term of one (1) year from the date of this amended resolution."

383-49-A

APPLICANT—Arnold W. Lederer, for Irving Schwartz, owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—305-313 Kingston avenue and 1440-1444 Union street, northeast corner (Block 1272, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama for Arnold W. Lederer and Irving Schwartz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (383-49-A)

WHEREAS, this application for variation of the Labor Law, as cited in a decision of the borough superintendent, affecting premises 305-313 Kingston avenue and 1440-1444 Union Street, northeast corner (Block 1272, Lot 1), Borough of Brooklyn was granted by the Board July 12, 1949, on certain conditions; and

WHEREAS, the applicant requested reopening of this appeal for the purpose of considering a new decision of the borough superintendent, dated September 12, 1950, on amendment to Alt. Applic. 562-48, which reads as follows:

"1. Changes in exits to be resubmitted to the Board of Standards and Appeals for their consideration."

and

WHEREAS, the applicant now requests an amendment of the resolution so as to accept a new fireproof stairs from the cellar direct to the street in lieu of the stairs previously proposed from the cellar to the first floor restaurant and indirect egress through the restaurant to the street and the sprinklers in the cellar and in the restaurant on the first floor as previously proposed; and

WHEREAS, revised plans marked "Received October 5, 1950," 2 sheets, indicate that it is proposed to install a new steel stairs 3 ft. wide, masonry enclosed from the cellar billiard room direct to street and to omit the stairs previously proposed providing indirect egress to the street through the first floor restaurant and to omit the sprinklers previously proposed on portion of first story and in the cellar.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1949, by adding thereto:

". . . that in the event the owner desires to furnish additional exits and to omit the sprinkler system previously proposed, as indicated on revised plans marked 'Received October 5, 1950' (2 sheets), such exits as thereon shown from the cellar may be maintained, provided that in all other respects the resolution as adopted by the Board on July 12, 1949, shall be complied with; and on further condition that the number of persons employed on the second floor shall not exceed the number of persons as permitted for the primary means of exit."

750-49-A

APPLICANT—Lama, Proskauer and Prober, for Jewish Center of Kings Highway, Inc., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (cellar and 2nd floor); (Block 6775, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened, resolution amended and time to complete extended.
THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (750-49-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (cellar and 2nd floor); (Block 6775, Lot 1), Borough of Brooklyn was granted by the Board March 7, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 7, 1950 by adding thereto:

"that the arrangement of the exits may be as indicated in amended resolution adopted this day under Cal. No. 833-27-BZ, Vol. III *on condition* that in all other respects the requirements of this resolution shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N. B. 655-49)."

371-45-A—Vol. II

APPLICANT—McCrory Stores Corporation, for Wilmack Realty Co., Inc., owner.
SUBJECT—Application for consideration—reopening and restoration to calendar—re Appeal from a decision re an order of the fire commissioner (previously dismissed for lack of prosecution).
PREMISES AFFECTED—505-506 Fulton street, south side, 40 ft. east of Bond street, 9-17 Bond street and 16-20 Hanover place (Block 160, Lot7), Borough of Brooklyn.
APPEARANCES—
For Applicant: Ernest H. Schmid.
ACTION OF BOARD—Appeal reopened and laid over to October 24, 1950, at 2 P.M. for applicant to file revised plans, before that time and decision.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

628-49-A—Vol. II

APPLICANT—Howard H. Snyder, for Bordo Corporation, owner.
SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—45 East 85th street, north side, 70 ft. west of Park avenue (Block 1497, Lot 28), Borough of Manhattan.
APPEARANCES—
For Applicant: Howard H. Snyder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal reopened as Vol. II, to consider proposed third floor, subject to the regular procdure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

709-49-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.

OWNER OF PREMISES: Windsor Plumbing and Supply Co., Inc.

LESSEE: Louis Garofalo.

SUBJECT—Application for revocation of Certificate of Occupancy 115482, dated October 21, 1945.

PREMISES AFFECTED—3916-3924 15th avenue and 1475-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

APPEARANCES—
For Applicant: J. A. Lipschitz.
For Opposition: Louis A. Bellini.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, 2 P.M. for inspection by Committee of Board and decision; hearing closed.

242-50-A

APPLICANT—Alfred A. Tearle, for Hallpark Realty Inc., owner, (The Broadwar Corporation, lessee).

SUBJECT—Appeal from an order and decision of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Tearle.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to November 14, 1950, 2 P.M. at request of applicant.

284-50-A

APPLICANT—S. J. Glaberson, for Sarah James, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

APPEARANCES—
For Applicant: S. J. Glaberson and Aline Heacock.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, 2 P.M., for inspection by Committee of Board and decision; hearing closed.

518-50-A

APPLICANT—Louis A. Bellini, for Windsor Plumbing Supply Co., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

APPEARANCES—
For Applicant: Louis A. Bellini.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, 2 P.M., for inspection by Committee of Board and decision; hearing closed.

623-50-A

APPLICANT—Harry Hollander, Division Engineer, for Department of Water Supply, Gas and Electricity, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Southwest corner of Ontario avenue and Victory boulevard (Block 669, Lot 1), West New Brighton, Borough of Richmond.

APPEARANCES—
For Applicant: Herman R. Sherman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 17, 1950, 2 P.M., for further consideration.

641-50-A

APPLICANT—Simon B. Zelnik, for 130 East 58th St. Corp., owner (Fine Arts Theatre, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue (Block 1312, Lot 62), Borough of Manhattan.

APPEARANCES—
For Applicant: Simon B. Zelnik and Michael Hyams.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 17, 1950, 2 P.M., for applicant to file revised plans.

ZONING APPLICATIONS

36-20-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Herman A. Schineller and Frank Schineller, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, to permit in a residence and business use district, the addition of lubritorium, motor vehicle repair shop, wheel alignment and auto laundry to existing storage garage for more than five motor vehicles and gasoline service station (previously granted by the Board).

PREMISES AFFECTED—3086-3096 Fulton street and 171-181 Highland place, southeast corner (Block 3959, Lot 18), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (36-20-BZ—Vol. II)

WHEREAS, this application under the zoning resolution,

to permit in a business use district the erection of a garage for more than 5 motor vehicles; affecting premises 3086-3096 Fulton street, southeast corner of Highland place, Borough of Brooklyn, was granted by the Board, as Vol. I, February 17, 1920, on certain conditions; and

WHEREAS, this application under section 21 of the zoning resolution, to permit the change in occupancy to include a gasoline service station was granted by the Board, June 24, 1932, on certain conditions; and

WHEREAS, the resolution was amended October 21, 1932; and

WHEREAS, this application under section 7i of the zoning resolution, to permit in residence and business use districts, the addition of lubrication, motor vehicle repair shop, wheel alignment and auto laundry to existing storage garage for more than five motor vehicles and gasoline service station, affecting premises 3086 to 3096 Fulton street and 171 to 181 Highland place, southeast corner (Block 3959, Lot 18), Borough of Brooklyn, was granted by the Board, March 21, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 21, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution. (Alt. 3021-49)."

833-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E area district the erection and maintenance of a building (Jewish Center and Synagogue) nearer to the building line on East 12th street, and with steps within set-back area on Avenue P and using more than the area permitted (previously granted by the Board for a one story synagogue and denied as to the construction of an additional story and mezzanine).

PREMISES AFFECTED—1202-1210 Avenue P and 1601-1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (833-27-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an "E" area and residence use district the erection and maintenance of a building set back less than 10 ft. from the street line and occupying more than 50 per cent of the area of the lot and also provided with a yard of less area than required by the zoning resolution, affecting premises 1202-1218 avenue P and 1611 East 12th street, Borough of Brooklyn, was granted by the Board as Vol. I, January 31, 1928, on certain conditions; and

WHEREAS, the Board found that in 1929, the Department of Buildings permitted the omission of the gymnasium and installation of a kitchen, without referring matter back to the Board; and

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, E area district, the construction of an additional story and mezzanine on existing synagogue, using more than the area permitted and without the required setback, affecting premises 1208-1218 Avenue P, southeast corner of East 12th street, (Block 6775, Lot 1), Borough of Brooklyn was denied by the Board, November 9, 1948, as Vol. II; and

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use E area district the erection and maintenance of a building (Jewish Center and Synagogue) nearer to the building line on East 12th street than permitted and with steps within setback area on Avenue P, and using more than the area permitted (previously granted by the Board for a one story synagogue and denied as to the construction of an additional story and mezzanine), affecting premises 1202 to 1210 Avenue P and 1601 to 1611 East 12th street, southeast corner (Block 6775, Lot 1), Borough of Brooklyn, was granted by the Board, March 7, 1950, as Vol. III, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 7, 1950 by adding thereto:

"that in the event the owner desires to reduce the overall length of the building and to eliminate the proposed stairs from the basement to grade on the Avenue P side and to substitute an exterior stairs in addition to the two interior means of exit, such changes may be made as indicated on revised plans marked "Received September 19, 1950," (five sheets), *on condition* that in all other respects the resolution adopted by the Board on March 7, 1950 shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N. B. 655-49 and new objection of September 8, 1950)."

624-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mahland Corp., Inc., owner (Empire Super Service, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution permitting in a business use district, the erection and maintenance of a gasoline service station—reopened and granted on condition to include additional use of parking and storage of more than five motor vehicles.

PREMISES AFFECTED—43-45 Empire boulevard, north side from Washington avenue to Franklin avenue, 1059-1069 Washington avenue and 1032-1042 Franklin avenue (Block 1196, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (624-29-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district the erection

and maintenance of a gasoline service station, affecting premises 43-45 Empire boulevard, northeast corner of Washington avenue, Borough of Brooklyn, was granted by the Board as Vol. I, February 4, 1930, on certain conditions; and

WHEREAS, the resolution was amended July 8, 1930; and

WHEREAS, this application under sections 7c and 7h of the zoning resolution, to permit in a business use district the proposed additional use for the parking and storage of more than five (5) motor vehicles, to existing gasoline service station, lubritorium and auto laundry, affecting premises 43 to 45 Empire boulevard, north side Washington avenue to Franklin avenue, 1059 to 1069 Washington avenue, and 1032 to 1042 Franklin avenue (Block 1196, Lot 1), Borough of Brooklyn was amended by the Board February 8, 1949 as Vol. II; and

WHEREAS, time to complete was extended September 13, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 8, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (Alt. 3191-48).

31-35-BZ

APPLICANT—Whitlock Building Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the alteration and change of occupancy of an existing building to a motor vehicle repair shop, for a term of years.

PREMISES AFFECTED—1506 Jerome avenue, east side, 55.36 ft. north of East 172nd street (Block 2846, Lot 4), Borough of The Bronx.

APPEARANCES—

For Applicant: Shanley Norris Egeth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (31-35-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business district, the alteration and change of occupancy of an existing building to a motor vehicle repair shop, affecting premises 1506 Jerome avenue, east side, 55.36 ft. north of East 172nd street (Block 2846, Lot 4), Borough The Bronx, was granted by the Board April 23, 1935, on certain conditions; and

WHEREAS, the term of variance was extended January 4, 1938, July 15, 1941, September 14, 1943 and September 25, 1945; and

WHEREAS, the applicant requested a further extension on the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 23, 1935 as *amended* by resolutions adopted through September 25, 1945, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision i, for a term of five (5) years from the date of this *amended* resolution, to permit the existing building to be occupied as a motor vehicle repair shop . . . that other than as herein *amended,* the resolution adopted on April 23, 1935 as *amended* by resolutions adopted through September 25, 1945 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Slip Applic. 1999-33)."

760-40-BZ—Vol. II

APPLICANT—Jack Z. Cohen, for Murray M. Pomeranz, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) under section 7i of the zoning resolution to permit in a business and unrestricted use district, the extension of existing building, used as a lubritorium, auto laundry in conjunction with gasoline service station (previously granted by the Board under sections 7c and 7h as to extension of existing gasoline service station and parking and storage of more than five motor vehicles) and the addition of a motor vehicle repair shop.

PREMISES AFFECTED—226-240 Stone avenue, west side, from Bergen street to East New York avenue, 1607-1611 East New York avenue and 2160-2170 Bergen street (Block 1455, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (760-40-BZ—Vol. II)

WHEREAS, this application under sections 7c and 7h of the zoning resolution to permit the extension of existing gasoline station and the parking and storage of more than five motor vehicles affecting premises 226-240 Stone avenue, west side from Bergen street to East New York avenue, 1607-1611 East New York avenue and 2160-2170 Bergen street (Block 1455, Lot 46), Borough of Brooklyn was granted by the Board May 27, 1941, as Vol. I on certain conditions; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the extension of existing buildings used as a lubritorium, auto laundry in conjunction with gasoline service station and the addition of a motor vehicle repair shop, was amended, as Vol. II, February 21, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 21, 1950 by adding thereto:

"that the accessory building may be extended to the rear and also in height, as indicated on revised plans marked "Received September 15, 1950," (three sheets), *on condition* that in all other respects the resolution adopted by the Board on February 21, 1950 shall be complied with (Alt. 1298-48)."

987-41-BZ

APPLICANT—The Texas Company, owner.

MINUTES

SUBJECT—Application for consideration—reopening and amendment of resolution and approval of working plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of and the erection of a new accessory building upon an existing gasoline service station.

PREMISES AFFECTED—736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE WORKING PLANS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (987-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and erection of a new accessory building upon an existing gasoline service station, affecting premises 736-746 Linden boulevard and 796-804 Utica avenue, southwest corner (Block 4675, Lot 6), Borough of Brooklyn, was granted by the Board June 8, 1943, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended October 11, 1949; and

WHEREAS, the applicant requested an amendment of the resolution and an approval of plans submitted as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received September 19, 1950, as in substantial compliance with the requirements of the resolution adopted on June 8, 1943, and to permit the location of the gasoline pumps as shown thereon, the installation of eight 550 gallon tanks and the extension of the present over-all size of the accessory building; that not more than one window shall be installed on the southerly wall provided such window is made self-closing and glazed with wire glass; and to permit the elimination of the boiler room previously proposed; and that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution, approving plans (N. B. 1308-41)."

243-42-BZ

APPLICANT—Lama, Proskauer and Prober, for LaBella Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use district, the erection and maintenance of a gasoline service station, having exits and entrances within 200 ft. of entrances or exits of a public school.

PREMISES AFFECTED—291-301 Metropolitan avenue, northwest corner of Roebling street (Block 2353, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION ((243-42-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in an unrestricted use district, the erection and maintenance of a gasoline service station having exits and entrances within 200 ft. of entrances or exits of a public school, affecting premises 291-301 Metropolitan avenue, northwest corner of Roebling street (Block 2353, Lot 13), Borough of Brooklyn, was granted by the Board May 11, 1943, on certain conditions; and

WHEREAS, the resolution was amended and time extended to complete the work November 30, 1943; and

WHEREAS, time to complete the work was further extended July 25, 1944, October 31, 1944 and April 18, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 11, 1943, by adding thereto:

". . . that the additional use of a garage on the premises, with auto repairs, lubrication and office, maintenance of a Class 3 building and the location of three gasoline pumps 10 ft. back from the street building line of Metropolitan avenue and the removal of the present office and present repair pit may be permitted without affecting the resolution of May 11, 1943, *on condition* that the exits to the premises shall not be changed insofar as they have relation to the exits or entrances to the public school on North 4th street and that the premises are presently in an unrestricted district (B. N. 504-42)."

6-43-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Minnie Hinderstein, owner (Max Bycel, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, to permit in a residence and business use district, the addition of parking and storage of more than five motor vehicles on unbuilt upon portion of lot (previously withdrawn under section 7c), to existing gasoline service station and existing garage for five motor vehicles (previously granted by the Board, extension of existing garage, and extension of use to include motor vehicle repair shop).

PREMISES AFFECTED—4507-4525 18th avenue, south side, 282 ft. 10½ in. east of 47th street (Block 5439, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (6-43-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of parking and storage of more than five motor vehicles on unbuilt upon portion of lot (Vol. I withdrawn under section 7c) to existing gasoline service station and existing garage for five motor vehicles (previously granted by the Board, extension of existing garage and extension of use to include motor vehicle repair shop), affecting premises

4507-4525 18th avenue, south side, 282 ft. 10½ in. east of 47th street (Block 5439, Lot 23), Borough of Brooklyn was granted by the Board, as Vol. II, June 6, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted June 6, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (Alt. 4085-49)."

207-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Sadie Singer, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of ycars, the conversion of occupancy of a building legally occupied as a private garage for five motor trucks to a junk shop.

PREMISES AFFECTED—113 Kingsland avenue, west side, 25 ft. south of Herbert street (Block 2833, Lot 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (207-44-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a business use district for a term of two years, the conversion of occupancy of a building legally occupied as a private garage for five motor trucks, to a junk shop, affecting premises 113 Kingsland avenue, west side, 25 ft. south of Herbert street (Block 2833, Lot 8), Borough of Brooklyn, was granted by the Board on October 17, 1944 on certain conditions; and

WHEREAS, the term of variance was extended September 24, 1946 and September 28, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 17, 1944 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7subdivision e, for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended,* the resolution adopted on October 17, 1944 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. 656-44)."

587-44-BZ

APPLICANT—Barry M. Caruth, for 1595 Jerome Avenue Corp. and 1605 Jerome Avenue Corp., owners (University Chevrolet Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7i, for a term of two years, permitting partly in business and partly in an unrestricted use district, the alteration and use as a motor vehicle repair shop, automobile showrooms and service station of two buildings, one previously granted by the Board to be used in part for minor motor vehicle repairs.

PREMISES AFFECTED—1591-1609 Jerome avenue, west side, 105 ft. north of West Mount Eden avenue (Block 2860, Lots 26 and 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Barry M. Caruth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (587-44-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, the alteration and use as a motor vehicles repair shop, automobile show room and service station of two buildings, one of which was previously permitted by the Board to be used as a motor vehicle repair shop and the other previously permitted by the Board to be used in part for motor vehicle repairs, affecting premises 1591-1609 Jerome avenue, west side, 105 ft. north of West Mount Eden avenue (Block 2860, Lots 26 and 30), Borough of The Bronx, was granted by the Board on November 14, 1944, on certain conditions; and

WHEREAS, the term of variance was extended November 19, 1946 and October 13, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board November 14, 1944 as *amended* by resolutions adopted through October 13, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision i, for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended,* the resolution adopted on November 14, 1944 as *amended* by resolution adopted through October 13, 1948 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. 308-44)."

628-44-BZ—Vol. II

APPLICANT—Pfeiffer and Crames, for Roux Distributing Co. Inc., lessee; Paladino Brothers Holding Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the change of occupancy from garage for more than five motor vehicles to storage for cosmetic bottles.

PREMISES AFFECTED—437-445 East 120th street, north side, 100 ft. west of Pleasant avenue (Block 1808, Lot 19), Borough of Manhattan.

APPEARANCES—

For Applicant: Alexander Pfeiffer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (628-44-BZ—Vol. II)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, for a term of two years, the change of occupancy from a garage for more than five motor vehicles to a factory for a manufacturing of paper boxes, affecting premises 437-445 East 120th street, north side, 100 ft. west of Pleasant avenue (Block 1808, Lot 19), Borough of Manhattan, was denied by the Board as Vol. I December 19, 1944; and

WHEREAS, application, based on a new proposal, namely, the change of occupancy from a garage for more than five motor vehicles to a storage building for cosmetic bottles, and granted by the Board as Vol. II, February 20, 1945, on certain conditions; and

WHEREAS, the term of variance was extended October 26, 1946 and November 3, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 20, 1945 only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision e, for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended*, the resolution adopted on February 20, 1945 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. 1143-43)."

473-45-BZ—Vol. I

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting on a plot in a business and unrestricted use district, the reconstruction and extension in area of a gasoline service station located on the business portion of the plot.

PREMISES AFFECTED—231-253 Bay street, southeast corner of Minthorn street and northeast corner of Hannah street (Block 487, Lot 60), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (473-45-BZ—Vol. I)

WHEREAS, this application under section 7c of the zoning resolution, permitting on a plot in a business 1 and unrestricted use district, the reconstruction and extension in area of a gasoline service station located on the business portion of the plot; affecting premises 231-253 Bay street, southeast corner Minthorn street and northeast corner of Hannah street (Block 487, Lot 60), Tompkinsville, Borough of Richmond, was granted by the Board September 25, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended October 1, 1946, September 30, 1947, October 5, 1948 and October 11, 1949; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 25, 1945 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved and permits issued by the Department of Housing and Buildings and the work has been commenced, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N. B. 90-45)."

1038-46-BZ

APPLICANT—I. Howard Lehman, Lester T. Doyle and James Hodes, Trustees in Reorganization, for Surface Transportation Corporation of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the storage of more than five motor vehicles and a motor vehicle repair shop.

PREMISES AFFECTED—1100 East 177th street, south side, between projections of Devoe avenue and Bronx Park avenue (not cut through); (Block 3904, Lot 40), Borough of The Bronx.

APPEARANCES—

For Applicant: Charles Eshelman and Patrick J. Bellew.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1038-46-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the storage of more than five (5) motor vehicles and a motor vehicle repair shop, affecting premises 1100 East 177th street, south side, between projections of Devoe avenue and Bronx Park avenue (not cut through); (Block 3904, Lot 40), Borough of The Bronx, was granted by the Board February 25, 1947, on certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended September 9, 1947, July 27, 1948 and September 27, 1949; and

WHEREAS, the applicant requested further extension of time to obtain permits and complete the work; and

WHEREAS, the applicant reported that the existing tanks will be discontinued as soon as the tanks permitted to be installed by the Board this day under Cal. 689-50-A are installed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1947, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 417/46)."

630-48-BZ

APPLICANT—Elliott L. Chisling, for Elliott L. Chisling-Ferrenz and Taylor, Literary Society of St. Vincent Ferrer, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in the residence portion of the lot, the erection and maintenance of a school using more than the area permitted.

PREMISES AFFECTED—151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan.

APPEARANCES—
For Applicant: Elliot L. Chisling.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (630-48-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in the residence use portion of the lot, the erection and maintenance of a school using more than the area permitted, affecting premises 151-153 East 65th street, northeast corner of Lexington avenue (Block 1400, Lot 20), Borough of Manhattan was granted by the Board November 3, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended October 4, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 3, 1948 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been previously approved and extension of approval of plans will be obtained, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N. B. 80-48)."

765-45-BZ

APPLICANT—Paul Friedman, for Ray Ocks and Esther Abrahamson, owners (Sam Berson and Sam Porcella, lessees).

SUBJECT—Application for consideration—reopening and amendment of resolution as to term of variance—re Application (decision of the borough superintendent) previously granted on condition, under 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 112 Beach 37th street, northeast corner 105 Beach 36th street, northwest corner of Ocean Boardwalk (Block 308, part of Lot 1), Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: Paul Friedman and Sam Berson.
For Opposition: Roy Eckstrom, Dep't of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (765-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district, the use of open lot as a miniature golf course, with an office and store, for a term of years, affecting premises 36-02 to 36-20 Ocean Boardwalk and 112 Beach 37th street, northeast corner and 105 Beach 36th street, northwest corner of Ocean Boardwalk (Block 308, part of Lot 1), Edgemere, Borough of Queens, was granted by the Board March 8, 1949, on certain conditions; and

WHEREAS, the resolution was amended June 21, 1949; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 8, 1949 as *amended* by resolution adopted June 21, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision c, for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended,* the resolution adopted on March 8, 1949 as amended by resolution adopted June 21, 1949 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Misc. Applic. 5678-48)."

268-49-BZ

APPLICANT—Burke, Morrison and Green, for Langdale Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 21 and 7h of the zoning resolution, permitting in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yards and the parking of more than five motor vehicles upon the unbuilt portions of the plot.

PREMISES AFFECTED—81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 81-14 to 81-100 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdalestreet, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—
For Applicant: John A. Galway.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners

Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (268-49-BZ)

WHEREAS, this application under sections 21 and 7h of the zoning resolution, to permit in residence and local retail use, D area districts, the erection of more than one building on a lot without the required rear yards, and the parking of more than five motor vehicles upon the unbuilt upon portions of the plot affecting premises: 81-05 to 81-25 268th street, 81-02 to 81-12 Langdale street, 269-06 to 269-12 81st avenue, 268-02 to 268-24 81st avenue, southwest corner, 8114 to 81-1-00 Langdale street, southwest corner of 81st avenue, 81-33 to 81-55 268th street, 268-03 to 268-43 82nd avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd avenue, 81-55 to 81-69 Langdale street, southeast corner, 81-21 to 81-51 Langdale street, southeast corner 81st avenue, 81-03 to 81-19 Langdale street, 270-02 to 270-08 81st avenue, southeast corner (Block 8745, Lot 1); 82-04 to 82-14 Langdale street, 268-06 to 268-28 82nd avenue, northwest corner, 82-18 to 82-56 Langdale street, northwest corner of 83rd avenue, 82-58 to 82-74 Langdale street, 268-01 to 268-17 83rd avenue, northwest corner, 82-05 to 82-77 268th street, northwest corner 83rd avenue and Langdale street (Block 8762, Lot 1); 270-01 to 270-07 83rd avenue, 82-61 to 82-75 Langdale street, northeast corner, 82-01 to 82-59 Langdale street, northeast corner 83rd avenue (Block 8764, Lot 1), Bellerose, Queens, was granted by the Board July 12, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 12, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, os that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that one section of the work has been substantially completed and the work has been started on the balance of the project, all permits required shall be obtained and all work complted within one (1) year from the date of this amended resolution. (N. B. Applications 1049 to 1062-49)."

314-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Henry Newfield, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a residence and restricted retail use district, the addition of motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to existing garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (314-49-BZ)

WHEREAS, this application under section 7i of the zoning resolution, to permit in residence and restricted retail use districts, the addition of a motor vehicle repair shop, welding, painting and spraying, body and fender work, wheel alignment and office to an existing garage for more than five motor vehicles and gasoline service station affecting premises 143-01 101st avenue and 97-31 to 97-39 Brisbin street, northeast corner (Block 10013, Lot 26), Jamaica, Borough of Queens was granted by the Board September 13, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended March 14, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 13, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (Alt. 3381-48)."

359-49-BZ

APPLICANT—Lama, Proskauer and Prober, for John Harnett, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing motor vehicle repair shop and used car sales building, and to permit the parking of more than 5 motor vehicles waiting to be serviced in open portion of lot in rear.

PREMISES AFFECTED—27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (359-49-BZ)

WHEREAS, this appplication under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of an existing motor vehicle repair shop and used car sales building and to permit the parking of more than five motor vehicles waiting to be serviced in open portion of lot in rear, affecting premises 27-16 to 27-18 21st street, west side, 106.7 ft. south of Astoria boulevard (Block 539, Lot 32) Long Island City, Borough of Queens was granted by the Board September 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 20, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings and that construction has been started, all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution. (N. B. 54-49)."

MINUTES

780-49-BZ

APPLICANT—Herman Kron, for Ardsley Management Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, for a term of fifteen years, permitting in a local retail use, E area district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry without the required setback from street line to wall of building.

PREMISES AFFECTED—Bruckner boulevard and White Plains road, southwest corner (Block 3671, Lots 50 and 53), Borough of The Bronx.

APPEARANCES—
For Applicant: Herman Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (780-49-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a local retail use, E area district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry without the required setback from street line to wall of building, affecting premises Bruckner boulevard and White Plains road, southwest corner (Block 3671, Lots 50 to 53), Borough of The Bronx was granted by the Board March 28, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 28, 1950 to permit eight (8) 550 gallon tanks instead of six (6) and to permit the pumps along Bruckner boulevard to be located not nearer than 12 ft. from the base of the pumps to the building line, all as indicated on revised plan marked "Received September 11, 1950," (one sheet), also including the one gasoline pump facing White Plains road as indicated thereon not nearer than 12 ft to the street building line, and to permit the building to be stuccoed with perma stone *on condition* that in all other respects the resolution adopted by the Board on March 28, 1950 shall be complied with (N. B. 889-49)."

786-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Sadie Cohen, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, to permit in a local retail and business use district, the maintenance of an existing frame dwelling and the parking and storage of more than five motor vehicles on open portion of lot.

PREMISES AFFECTED—167 Bristol street, east side, 55 ft. 2¼ in. north of Sutter avenue (Block 3520, Lots 5, 6, 7, 83, 84 and 85), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (786-49-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a local retail and business use district, the maintenance of an existing frame dwelling and the parking and storage of more than five motor vehicles on open portions of lot, affecting premises 167 Bristol street, east side, 55 feet, 2¼ in. north of Sutter avenue (Block 3520, Lots 5, 6, 7, 83, 84 and 85), Borough of Brooklyn was granted by the Board March 7, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted March 7, 1950 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the Department of Housing and Buildings, all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (Alt. 3355-49)."

331-32-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening as Vol. III—Application (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit the proposed gasoline service station, auto washing, lubrication, office and sale of auto accessories, and proposed extension thereto, on premises partly in a business use district and partly in a local retail use district.

PREMISES AFFECTED—2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

APPEARANCES—
For Applicant: Robert W. Artus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure to consider extensions of time and term of variance.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

11-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fay Beinstock, owner (Bolton McLucas, lessee).

SUBJECT—Application for consideration—reopening as Vol. III—Application (decision of the borough superintendent) under 7h of the zoning resolution, to permit in a residence use district, the proposed change of use from plumbing supplies to plumbing supplies and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—277-293 Chester street, east side, 187.74 ft. north of Dumont avenue (Block 3560, Lot 12), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application as Vol. III, subject to the regular procedure, to consider a new proposal.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

94-35-BZ—Vol. II

APPLICANT—James E. Casale, for Mary Callery, owner.
SUBJECT—Application for consideration—reopening as Vol. II—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the proposed occupancy of the building as a photographic studio.
PREMISES AFFECTED—168 East 68th street, south side, 176 ft. west of 3rd avenue (Block 1402, Lot 41), Borough of Manhattan.
APPEARANCES—
For Applicant: James E. Casale.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

378-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.
SUBJECT—Application for consideration—reopening as Vol. II—Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit partly in a business and partly in a residence use district, the extension and reconstruction of a gasoline service station, lubritorium, grease pits and office to gasoline service, lubritorium, minor repairs, car washing, office and sales, store, parking of more than 5 motor vehicles waiting to be serviced.
PREMISES AFFECTED—116-56 to 116-72 Sutphin boulevard and 148-01 to 148-11 Foch boulevard, northwest corner and 116-55 to 116-69 148th street (Block 12008, Lots 34, 36 and 301), South Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened subject to the regular procedure, as Vol. II to consider extension and reconstruction.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

877-46-BZ

APPLICANT—Lama, Proskauer and Prober, for Leon D. Matteis, owner.
SUBJECT—Application for consideration—reopening and rehearing on alleged new facts—re Application (decision of the borough superintendent), under sections 7f and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, testing office and boiler room (previously denied).
PREMISES AFFECTED—2259-2287 Flatbush avenue, 4801-4805 Fillmore avenue, northeast corner and 1874-1892 East 49th street (Block 8488, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure for rehearing based on new facts.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

900-49-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Arverne Associates, owner.
SUBJECT—Application for consideration—reopening as Vol. II—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, a one story extension to the new building to be constructed contiguous with the existing frame building.
PREMISES AFFECTED—69-02 to 69-08 Rockaway Beach boulevard and 209 Beach 69th street, northwest corner (Block 534, Lot 55), Arverne, Borough of Queens.
APPEARANCES—
For Applicant: Nathaniel C. Saxe.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application as Vol. II, subject to the regular procedure, to consider a new proposal.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is $6 ($6.15 by mail), single volumes each containing certain parts of the above described laws, $1.50 (by mail $1.60).

Checks for $3 or more must be certified.

A pamphlet titled Amendments to the New York City's Building Laws (cumulative to June 15, 1949), is now on sale at the City Record Office, 2213 Municipal Building, Manhattan, N. Y. 7. Price ONE DOLLAR, which includes postage.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority
CHAPTER 508 OF 1948

§ 310. **Board of appeals.** 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

(1) Height and bulk;

(2) Required open spaces;

(3) Minimum dimensions of yards or courts; or

(4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

(1) Required open spaces; or

(2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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BOARD OF ELECTIONS

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BOARD OF STANDARDS AND APPEALS

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of October 31, 1950).

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to October 17, 1950

Cal. No. Dept. Premises Affected.

701-50-SM—Indentification Grade Marks on Lumber-Douglas Fir (coast sype), West Coast Hemlock, Sitka Spruce and Western Red Cedar, filed by West Coast Bureau of Lumber Grades and Inspection, Material.

702-50-SM—Identification Grade Marks on Lumber—Norway Pine and Eastern Spruce Lumber and Timber, filed by Northeastern Lumber Manufacturers' Association, Material.

703-50-SM—Identification Grade Marks on Lumber — Southern Pine, Shortleaf and Longleaf, filed by Southern Pine Inspection Bureau, Material.

704-50-SM—Identification Grade Marks on Lumber—Douglas Fir, Larch, White Fir and Ponderosa Pine, filed by Western Pine Association, Material.

705-50-SM—Identification Grade Marks on Lumber—filed by A. E. Green, Material.

706-50-SM—Identification Grade Marks on Lumber—Douglas Fir, West Coast Hemlock, Sitka Spruce and Western Red Cedar, filed by Pacific Lumber Inspection Bureau, Inc., Material.

707-50-A—F.D.—241-245 West 36th street, north side, 323 ft. east of 8th avenue (Block 786, Lot 20), Borough of Manhattan, 56320-LF and Decision.

708-50-A—H.B.Q.—133-03 Jamaica avenue, north side, 100 ft. east of 132nd street (Block 9284, Lot 6 and part of Lot 9), Jamaica, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue), N.B. 6380-50.

709-50-SA—Weber Dental Manufacturing Co., Dental units, Models H and J, manufactured by The Weber Dental Manufacturing Co., Appliance.

710-50-BZ—H.B.B.—222 East 31st street and 3017 Beverly road, northwest corner (Block 4915, Lot 35), Borough of Brooklyn, Alt. 2773-50.

711-50-A—F.D.—216 Seigel street, south side, 515 ft. east of Bushwick avenue (ground floor); (Block 3100, Lot 26), Borough of Brooklyn, 26490-LC.

712-50-BZ—H.B.Bx.—2304 Sedgwick avenue, and 170-182, Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx, Amendment to Alt. 767-50.

713-50-A—F.D.—117-119 Mercer street, west side, 200 ft. 3/8 in. north of Spring street (north loft and 2nd floor); (Block 499, Lots 28 and 29), Borough of Manhattan, Decisions re 75509-LC and 75510-LC.

714-50-A—H.B.Q.—239-11, 239-17 and 239-21 147th avenue, north side, 94.98 ft., 141.65 ft., and 188.32 ft., east of Brookville boulevard (Block 13539, Lots 53, 57 and 58); 239-14 and 239-18 147th avenue, south side, 40.86 ft., and 102.15 ft. west of 240th street (Block 13738, Lots 99 and 101); and 147-04 240th street, southwest corner of 147th avenue (Block 13738, Lot 104), Rosedale, Borough of Queens, N.B. 6230-50 to N.B. 6235-50, inclusive.

715-50-SM—USG 2⅝ in. Long Length Hollow Rock-lath and USG Plaster Partition, manufactured by United States Gypsum Co., Material.

716-50-SM—Martin Nylon Satin Pat. D-3388 and Martin Nylon Taffeta Pat. D-3300, manufactured by Martin Fabrics Corp., Material.

717-50-A—H.B.B.—85-89 Rutledge street, north side, 206 ft. east of Wythe avenue (Block 2217, Lots 64 and 66), Borough of Brooklyn, Misc. 3722-50.

718-50-A—H.B.B.—229 Ocean View avenue, north side, 200 ft. west of Brighton 3rd street (Block 7284, Lot 165), Borough of Brooklyn, Alt. 3490-50.

719-50-SA—Refresh-O-Mat (single flavor, non-carbonated beverage cup dispenser), manufactured by Automatic Products Co., Appliance.

720-50-SA—Sodashoppe (three-flavored beverage cup dispenser), manufactured by Practical Products Co., Appliance.

721-50-BZ—H.B.Q.—77-37 249th street and 249-01 Union turnpike, northeast corner (Block 8502, Lot 30), Bellerose, Borough of Queens, Alt. 2095-50.

722-50-A—H.B.Bx.—710 Courtland avenue, east side, 50 ft. south of East 155th street (Block 2401, Lot 6), Borough of The Bronx, Alt. 83-50.

723-50-BZ—H.B.B.—173-177 Palmetto street, west side, 150 ft. north of Central avenue (Block 3342, Lot 55), Borough of Brooklyn, Alt. 3699-50.

724-50-BZ—H.B.Bx.—2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx, Alt. 852-50.

725-50-SM—Permalite Plaster Aggregate (taking place of sand in gypsum plaster, etc.), manufactured by Great Lakes Carbon Corp., Material.

Restored to Docket

845-49-A—H.B.M.—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan, Decision re E.S.1302-48.

848-49-A—H.B.M.—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan, Decision re E.S.1284-48.

399-30-BZ—Vol. II—H.B.B.—2808-2818 86th street and 2279-2285 West 8th street, southeast corner (Block 7166, Lot 88), Borough of Brooklyn, Alt. 1889-50.

CALENDAR

86-37-BZ—Vol. II—H.B.M.—148 West 31st street, south side, 200 ft. 6 in. east of 7th avenue (Block 806, Lot 69), Borough of Manhattan, Alt. 1551-50.

597-49-BZ—Vol. II—H.B.M.—49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15-20 inclusive), Borough of Manhattan, Alt. 1731-50.

726-27-BZ—Vol. II—H.B.Q.—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens, N.B. 7458-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Sept. 5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 12, 1950—Vol. 35, No. 37
Fire Retarding Rules for Garages, etc.	July 18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 12, 1950—Vol. 35, No. 37
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure Rules of	May 30, 1950—Vol. 35, No. 22
Smoking in Factories, Rules for	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Sept. 26, 1950—Vol. 35, No. 39
Sprinkler, Rules	June 14, 1949—Vol. 34, No. 24A
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19	Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

OCTOBER 24, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 24, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

189-50-BZ—Application, March 15, 1950, under sections 7c, 7f, and 21 of the zoning resolution, of Michael Levine, applicant, on behalf of Edith F. Schoepfer, owner, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium; premises 74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

66-50-BZ—Application January 27, 1950, under sections 7e and 21 of the zoning resolution, of Moore and Landsiedel, on behalf of Frank A. Grasso, owner, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted; premises 308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

339-32-BZ—Reopened June 27, 1950 as Volume II—Application, May 31, 1950, under sections 7c, 7A, 21 of the zoning resolution, of Arnold W. Lederer, applicant, on behalf of Murray I. Fisher, owner, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection; premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

488-50-A—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street

CALENDAR

(cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

408-44-BZ—Reopened September 19, 1950 as Vol. II—Application, September 12, 1950, under sections 7c and 21 of the zoning resolution of Oscar S. Rosner, applicant, on behalf of Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee), to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use; premises 524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

431-49-BZ—Application, June 2, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Geraldine Donohue, owner (J. & L. Auto Service, lessee), to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting, and spraying, sale and storage of auto parts, office and without the required rear yard; premises 103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonconforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

842-49-BZ—Application, November 17, 1949, under section 7c of the zoning resolution, of Joseph Lau, applicant, on behalf of Adolfo Bertelini, owner (Richard Bertelini, lessee), to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted; premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

150-50-BZ—Application, February 28, 1950, under sections 7a, 7c of the zoning resolution of Henry Nordheim, applicant, on behalf of Wiljay Realty Company, owner, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station; premises 1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

414-50-BZ—Application, June 13, 1950, under section 21 of the zoning resolution of Joseph Schafran, applicant, on behalf of Jengus Realty orporation, owner, to permit in a business use, D area district, the erection and maintenance of a building using more than the area permitted; premises 114-07, 114-09 and 114-11 Queens boulevard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

507-50-BZ—Application, July 5, 1950, under sections 7c and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Charles Theiss, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs; premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

534-50-BZ—Application, July 6, 1950, under sections 7e, 7h and 21 of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Campus Hall Apartments, Incorporated, owner, to permit in a residence use, D and F area district, the erection of more than one building on a lot, without the required setbacks, courts and yards and to permit the parking of motor vehicles on unbuilt portion of plot; premises 150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

535-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 36 General City Law; premises 150-25 to 150-87 70th road 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

562-50-BZ—Application, July 24, 1950, under section 2 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 5515-552 8th avenue and 801-809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn.

CALENDAR

591-50-BZ—Application, July 31, 1950, under sections 7e, 7h and 21 of the zoning resolution of Voorhees, Walker, Foley and Smith, applicants, on behalf of New York City Housing Authority, owner, to permit in a residence and local retail use district, the erection of more than one building on a lot and to permit the parking of motor vehicles on the unbuilt upon portion; premises 65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses).

592-50-A—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses); (under section 36 of the General City Law to permit the erection of buildings not fronting on mapped streets).

677-50-A—131-34 to 131-44 Kew Garden road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street).

408-50-A—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

395-50-A—2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (basement); (Block 3029, Lot 15), Borough of The Bronx.

456-50-A—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens.

537-50-A—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street (1st floor); (Block 2225, Lot 10), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 24, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 24, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

611-50-A—90 Eighth avenue, northwest corner of President street (6th floor); (Block 1065, Lot 37), Borough of Brooklyn.

658-50-A—47 Plaza street, northwest corner of Union street (10th and 15th floors); (Block 1064, Lot 24), Borough of Brooklyn.

371-45-A—Vol. II—502-506 Fulton street, south side, 40 ft. east of Bond street, 9-17 Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn (reopened—restored to calendar October 10, 1950).

536-50-A—32-36 47th avenue, south side, from 32nd place to 33rd street; 47-15 32nd place and 47-30 33rd street (basement, 1st floor and penthouse); (Block 252, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

OCTOBER 31, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 31, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Kraushaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

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443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons' motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

216-40-BZ—Reopened September 12, 1950 as Volume II—Application, July 21, 1950, under section 7f of the zoning resolution of Oswald Fischer, applicant, on behalf of Vincent Rao and Charles Rao, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

599-44-BZ—Reopened March 28, 1950 as Volume II—Applicatoin, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Adelphia Paint and Color Works, Inc., owner, to permit in a residence use district, the extension of existing paint factory and paint storage; premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142). Ozone Park, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

780-45-BZ—Reopened July 25, 1950 as Volume II—Application, July 6, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Vito Santoro, owner, to permit in a residence use district, the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor; premises 1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

569-50-A—1818 to 1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

783-48-BZ—Application, August 5, 1948, under sections 7e and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Carey Garage Corporation, owner, to permit in a restricted retail use district, the construction of a driveway to existing garage (previously granted by the Board); premises 335-339 East 47th street, north side and 334-342 East 48th street, south side, 100 ft. west of 1st avenue, (Block 1340, Lot 31), Borough of Manhattan.

593-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years; premises South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

594-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises north side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

489-48-BZ—Reopened April 25, 1950 as Volume II—Application, March 30, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants on behalf of Harold Strauss, owner, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores); premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

126-50-BZ—Reopened September 26, 1950 as Volume II—Application, September 6, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Hogan Paint and Chemical Company, owner, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn); premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 31, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 31, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

172-48-SA—Anchor Oil Burner Model C-3.

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407-48-SM—Vol. II—Lelite General Purpose Lightweight aggregate (reopened February 15, 1950 re amendment of resolution as to exterior use of Lelite).

1009-48-SA—Johnson Elevator Door Operator Company Elevator Hoistway Door Electric Contact Lock.

654-49-SA—DeVilbiss Automotive Drying Oven (Gas Fired).

29-50-SM—B-Safe Door Pre-Vue (Model A) Door Interviewer.

557-50-SA—Tokheim Gasoline Dispensing Pumps—Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP and 40.

568-50-SA—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace; Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

24-50-SA—Ferro-Nil Injector.

383-50-SM—Terson 1.85 X-FRS-MRS and Terson 210-FRS-MRS (Vinyl Snythetic Resin Coated Fabric).

241-50-SA—Jackson and Church Oil Fired Suspension Units. Models OL-180S, OL-280S, OL-350S and OL-560S.

286-49-SA—Maytag Automatic Washer—Model AMP; (reopened October 3, 1950 re amendment of resolution to permit battery installation of Maytag Automatic Washer).

628-49-A-Vol. II—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of Sections 231 and 102 of the Multiple Dwelling Law as to means of egress (previously granted on condition); Premises 45 East 85th street, north side, 70 ft. west of Park avenue (3rd floor); (Block 1497, Lot 28), Borough of Manhattan (reopened October 10, 1950).

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

628-50-A—1172-1178 Park avenue and 74 East 93rd street, southwest corner, (8th, 11th and 12th floors); (Block 1504, Lot 40), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 8, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November* 8, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

200-50-BZ—Application, March 22, 1950, under section 21 of the zoning resolution, of Frank S. Parker Associates, applicant, on behalf of Treoforo Webster Avenue Corp., owner, to permit in an unrestricted use, C area district the extension of an existing garage for more than five motor vehicles, using more than the area permitted; premises 3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

306-50-BZ—Application, May 3, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Allen Bortner, owner, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office; premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

465-50-BZ—Application, June 27, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Elias Rubin, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced; premises 112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

524-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of George Massabni and May Massabni, owners, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing; premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

525-50-BZ—Application, June 29, 1950, under section 7h of the zoning resolution, of John P. Riley, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the tenant parking of motor vehicles; premises 5210-5240, 5360 and 5480 Broadway; 49 and 69 West 225th street; 2811, 2831 and 2861 Exterior street; 210 West 230th street and 125 West 228th street—blocks bounded by West 225th street, West 228th street, Broadway, Marble Hill avenue, West 230th street and Exterior street (Block 3265, Lot 1 and Block 3402, Lot 637), Borough of The Bronx; (Block 2215, Lots 116, 130 and 623), Borough of Manhattan, Marble Hill Houses.

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614-50-BZ—Application, August 17, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Helen Horemiotis, owner, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed laundry, and the erection of more than one building on the lot; premises 153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

232-48-BZ—Reopened January 10, 1950 as Volume II—Application, November 7, 1948, under section 7e of the zoning resolution of Rudolph C. P. Boehler, applicant, on behalf of S. S. Glauber, Inc., owner (G. E. Walter and Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 8, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 8, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

646-50-SA—Dishmaster (Dishwasher for domestic use).

643-50-A—29-10 Thomson avenue, south side, from 28th to 29th streets (Block 273, Lot 1), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 14, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

403-50-BZ—Application, June 9, 1950, under section 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

512-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and main-

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tenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 101 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 12), Borough of Brooklyn.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

288-50-BZ—Application, April 28, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John C. Kramer and Naomi Charmont, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office; premises 2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue "N" (Block 7666, Lot 15), Borough of Brooklyn.

486-50-BZ—Application, June 28, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years; premises 414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 14, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

225-50-A—27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan.

664-50-A—1589-1597 (1587-1597 displayed) Atlantic avenue and 45-55 Troy avenue, northeast corner (2nd floor); (Block 1706, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 21, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 21, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 21, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon,* November 21, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

551-40-S—Vol. II—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor lobby); (Block 824, Lot 32), Borough of Manhattan; (reopened May 31, 1950).

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

662-50-A—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 17, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 3, 1950, were approved as printed in the Bulletin of October 10, 1950, Vol. 35, No. 41.

ZONING APPLICATIONS

538-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Co., Inc., owner.

SUBJECT—Application reopened February 15, 1950—re Application (decision of borough superintendent) sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—North side of Cross Bronx Expressway (East 177th street) 84.1 east of Noble avenue (Block 3895, Lots 87, 90, 92 and 94), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Frank H. Fonda.

For Opposition: Edward Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over without date pending completion of the Cross Bronx Expressway, for consideration by the Board at that time.

25-34-BZ—Vol. III

APPLICANT—Gustave Goldman, for Marion Birch, owner (Suburban House, Inc., lessee).

SUBJECT—Application reopened June 7, 1949—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from restaurant and recreation center to restaurant, bar, grill and cabaret (extension of building previously granted by the Board, and denied as to restaurant, sale of liquors and cabaret).

PREMISES AFFECTED—1190-1196 (1188 displayed) Ocean parkway, and 517-529 Avenue "L", northwest corner (Block 5495, Lot 1000), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman, Harvey T. Mann, Nat Winston and B. D. Barnett.

For Opposition: Charles G. Lombardo, Gertrude Bornn, Belle W. Daud, Philip Levine, Morris H. Katz and Samuel Rainbow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for consideration by the Board; date to be set; hearing closed.

408-44-BZ—Vol. II

APPLICANT—Oscar S. Rosner, for Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee).

SUBJECT—Application reopened as Vol. II September 19, 1950, re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use.

PREMISES AFFECTED—524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

APPEARANCES—

For Applicant: Oscar S. Rosner.

For Opposition: John F. Crowley.

For Adinistration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 24, 1950 at 10 A.M. for applicant to complete the application in accordance with the requirements.

212-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Jeanette G. Willis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, salesroom parts department; and to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Jerome Y. Sturm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950 at 10 A.M., at the request of the applicant.

288-50-BZ

APPLICANT—Burke, Morrison and Green, for John C. Kramer and Naomi Charmont, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office.

PREMISES AFFECTED—2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue N (Block 7666, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: William J. Burke and John C. Kramer.

For Opposition: Julius Droisen, Ivan H. Gordon, Jack Sterngass, Anna Lotito and Mrs. F. Giuliano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950 at 10 A.M., for inspection and decision without further argument.

486-50-BZ

APPLICANT—Robert Gottlieb, for Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years.

PREMISES AFFECTED—414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Anna H. Campsen and Bertha M. Krooss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 14, 1950 at 10 A.M., for inspection and decision without further argument.

491-50-BZ

APPLICANT—Harry Silverman, for Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Silverman, Jack Koble and Dominick Velardi.

For Opposition: Max S. Kaufman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950 at 10 A.M., to obtain the records of the Department of Housing and Buildings, and for inspection and decision without further argument.

629-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Cardale Building Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and David Halpern.

For Opposition: Charles R. Ballner and Patrick Donohue.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950 at 10 A.M., for inspection and decision without further argument.

111-50-BZ

APPLICANT—Demov, Callahan and Morris, for Rosenbaum and Siegel, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D-1 area district, the erection and maintenance of a business building (retail stores) using more than the area permitted and without the required set-backs from street lines.

PREMISES AFFECTED—North side of Randall avenue, block front between Commonwealth and Rosedale avenues, northeast corner of Randall avenue and Rosedale avenue and northwest corner of Randall avenue and Commonwealth avenue, (Block 3555, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Milton Kaplan.

For Opposition: Irving Rader, Natalie Tauss, Julius Gulkis and A. Goldstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, at the request of the applicant.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

595-30-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Diamond Evangelist, owner.

SUBJECT—Application reopened September 26, 1950—re Application (decision of borough superintendent) under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2478-2488 Coney Island avenue, northwest corner of Avenue V (Block 7136, part of Lots 35 and 39), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (595-30-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business district the erection and maintenance of a gasoline service station, affecting premises 2478-2488 Coney Island avenue, northwest corner of Avenue V, (Block 7136, part of lots 35 and 39), Borough of Brooklyn, was granted by the Board on November 8, 1933, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time, and last expired on October 10, 1949; and

WHEREAS, because of expiration the application was reopened and set for hearing on October 17, 1950, requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated October 16, 1950 acting on N. B. Applic. 13890-38 reads:

"Proposed gasoline service station to be located in a business use district is contrary to Article II, section 4a (46) of the Zoning Resolution.

(Note: The certificate of occupancy for the premises has expired by limitation)."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 4, 1939 as amended by resolutions adopted by the Board through October 10, 1949, only in so far as it has reference to the term of variance, so that as amended, this portion of the resolution shall read:

"*Granted* under section 7f for a term of fifteen (15) years from the date of this *amended* resolution to permit

. . . that other than as herein amended, the requirements of the resolutions adopted April 4, 1939, as amended by resolutions adopted through October 10, 1949, shall be complied with; that all permits and a certificate of occupancy shall be obtained within three (3) months from the date of this resolution."

287-50-BZ

APPLICANT—Stephen Ochman and Joseph Kovacs, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted.

PREMISES AFFECTED—3013 and 3017 Johnson avenue, west side, 64.33 ft. and 114.33 ft. north of West 230th street (Block 3408 E, Lots 205 and 207), Borough of Bronx.

APPEARANCES—

For Applicant: Stephen J. Ochman and Joseph Kovacs.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (287-50-BZ)

WHEREAS, Stephen Ochman and Joseph Kovacs for S. Ochman and J. Kovacs, owners, filed April 28, 1950 an application under section 21 of the zoning resolution, to permit in a residence use, E area district, the erection of a garage for two cars with a party wall between, nearer to the street line than is permitted, affecting premises 3013 to 3017 Johnson avenue, west side, 64.33 feet and 114.33 feet north of West 230th street (Block 3408E, Lots 205 and 207), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on September 12, 1950, after due notice by publication in the Bulletin, and laid over to October 17, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Johnson avenue is in a residence use, E and B area, class 1¼ height district, and that West 230th street and the site are in a residence use, E area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 17, 1950, acting on N. B. Applications 797-49 and 798-49, reads:

"1. Construction of garage, as shown, on front building line, is contrary to Section 15(d) of Article IV of the Zoning Resolution, and is therefore Denied."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 105.36 feet in depth, on which are located two one-family dwellings each; that it is proposed to erect a building 23 feet by 23 feet, 8 inches, one story, 10 feet in height, of class 1 construction, with a party wall between, to be used as a garage by each dwelling; and

WHEREAS, the applicant contends that this application is being filed because the owner's property is all rock, solid up to 25 ft. above curb, and as the premises are located in an E district, it would be a hardship to cut back an additional 10 ft. from the building line for the erection of a one-car garage, accessory to the dwellings, for owners' use; that the homes are situated on the side of a hill, and that the steep embankment in front of the houses is continually being washed down by the rains to the sidewalks; that loose stones and soil are often carried across the sidewalks to the streets and that various types of makeshift shoveling are continually being made in order to hold back the dirt and stones which are being washed downhill; that it is proposed to build a nine foot retaining wall along the property line to hold back this soil; that construction of this wall is being held up due to the fact that if they are granted the garage as specified in their application, the wall and garage would be built together; that it would be hazardous and costly to build a wall now and then blast rock for a garage in the near future; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, as to area, to permit the construction of the twin garages as proposed and as indicated on plans filed with this application marked "Received April 28, 1950," three sheets, *on condition* that in all other respects the construction and use of the garage buildings shall comply with all laws, rules and regulations applicable thereto; that the garages shall be used solely as accessory garages to the residential buildings on lots 205 and 207 and no other use; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

441-50-BZ

APPLICANT—Reginald S. Hardy, for Estate of Josephine E. Cain, owner. (Josephine C. Gruning and Anne C. Cain, Executrices).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail store).

PREMISES AFFECTED—7620-7626 4th avenue and 371-383 77th street, northwest corner (Block 5950, Lots 52 and 57), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: Jacob Goldberg, William J. Shannon, Barnet P. Sharpe, Walter T. Thomas, Charles E. Valenti, Dr. George F. Johnson, Ada V. Walton, Seymour Miller, Alice Feigenbaum, Harold Arata, Dr. Benjamin Ginn, Norman W. Colson, James H. Hass, Robert Graham and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (441-50-BZ)

WHEREAS, Reginald S. Hardy for Estate of Josephine E. Cain, owner, filed June 15, 1950 an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (retail store), affecting premises 7620 to 7626 4th avenue and 371 to 383 77th street, northwest corner (Block 5950, Lots 52 and 57), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on October 17, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 77th street, 4th avenue and the site are in a residence use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 31, 1950, acting on N.B. Applic. 1733-48, reads:

"1. Proposed commercial bldg. located within a residential use district, is contrary to Art. 2, Sect. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 69 feet, 4 inches frontage by 120 feet in depth, presently vacant; that it is proposed to erect a building 69 feet 4 inches front by 83 feet 3 inches in depth, one story, 16 feet in height, of class 3 construction, to be used as a store; and

WHEREAS, the applicant contends that because of the limitations imposed by section 7(e), a permanent variance is not sought but merely one for a term of years adequate to amortize the owner's investment in the proposed building; that the owner proposes to occupy this building as a retail store selling such articles as may constitute the day by day necessities of the people living in the vicinity; that the proposed store is of attractive design; that advertising signs will be limited to flat wall signs appearing on the Fourth avenue side of the building only and ingress and egress to the building will be limited to doors located on the Fourth avenue frontage, except for an exit door in the rear; that the 77th street elevation of the building will be attractively designed with no show windows or entrances and that the windows shown therein are necessary in order to relieve the otherwise blank conditions of the wall, but that these may be of the fixed type, if the Board desires; that the unbuilt upon portion of the property will be suitably landscaped and enclosed with a picket fence, thereby protecting the character of the buildings along 77th street; that although this property is in a residence zone, the block front along Fourth avenue between 76th and 77th streets is devoted entirely to non-residential uses; that the southwest corner of Fourth avenue and 76th street is a Masonic club, the center portion of the block front is used as a funeral parlor and undertaking establishment and the remainder of the block front is vacant; that there is at the present time an entrance to the 77th street station of the Fourth avenue subway line immediately in front of the premises on the 77th street side and the street at this point is used as a taxi stand, and because of the traffic in and out of the subway station and the continuous movement of the taxis, this property is highly undesirable for residential use; attention is also directed to the fact that the southeast corner of Fourth avenue and 76th street is used as a clubhouse; that Fourth avenue is a heavily traveled street at this point and while this fact alone might not be sufficient to warrant the granting of the application, when it is coupled with the other conditions, particularly the travel to and from the subway station, it is adequate to entitle the owner to a variance; that at the present time, this property is assessed at $29,900, and in view of all of the circumstances above outlined, it is obvious that land so valuable cannot be profitably devoted to residential use; that this property has been in the possession of the Cain family for 37 years; that it was acquired by John J. Cain from Mary E. Schultz by virtue of a deed dated January 2, 1913, and that on January 10, 1921, John J. Cain transferred this property to his son, John Victor Cain and Judge Cain, in turn, transferred it to Josephine E. Cain on May 16, 1940; that Josephine E. Cain died on January 7, 1949 and her last Will and Testament was probated in the Surrogate's Court of Kings County on February 28, 1949 and Letters Testamentary were issued thereunder on that date to Josephine C. Gruning and Anne C. Cain, who are now acting as Executrices and Trustees thereunder; and

WHEREAS, the premises and surrounding area have been previously inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N. B. Applic. 1733-48 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

509-50-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph De Pamphilis, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a commercial building (stores).

PREMISES AFFECTED—116-11 to 116-21 Newport avenue and 252 to 260 Beach 117th street, southeast corner (Block 664, Lots 1 and 4), Rockaway Park, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer, Dante De Pamphilis and Joseph De Pamphilis.

For Opposition: Leo A. Conway, Milton B. Newman, J. J. Finkel, D. Goldiss, M. Hegarty, L. Schuster, D. Von Glahn, M. Bringe, C. A. Murphy, M. McNulty, T. O'Grady, K. Coburn, J. O'Grady, Ellen Scanlon, John H. McFarland and Edward O'Donnell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (509-50-BZ)

WHEREAS, Norman Lederer and Leonard Joseph for Joseph DePamphilis, owner, filed July 6, 1950, an application under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (stores) affecting premises 116-11 to 116-21 Newport avenue, and 252 to 260 Beach 117th street, southeast corner (Block 664, Lots 1 and 4), Rockaway Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 17, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Newport avenue is in residence and business use, E, E-1 and C area and class 1 height districts; Beach 116th street is in a business use, C and A area and class 1 height district; Beach 117th street is in a residence use, E, E-1 and C area and class 1 height district; the site is in a residence in use, E area and class 1 height district; and

WHEREAS, the corrected decision of the borough superintendent dated October 13, 1950, acting on N.B. Applic. 5463-50, superseding the decision dated July 5, 1950, reads:

"1. Erection of stores in a residence use district is contrary to Art. II, Sec. 3 of the zoning resolution.

2. Area exceeds permitted coverage 'E' area district contrary to Art. IV, Sec. 15(c) of the zoning resolution.

3. Provide required setback as required by Art. IV, Sect. 15 (d) Z.R.

4. Provide required side yard as required by Art. IV, Sect. (b) Z.R."

and

WHEREAS, the applicant states the premises consist of a plot 100 ft. front by 100 ft. in depth, on which is located a two and one half story frame dwelling and accessory garage which is to be removed and relocated; that it is proposed to erect a building 100 ft. by 70 ft. in depth,

one story, 14 ft. 6 in. in height, of class 3 construction, to be used as a business building (stores); and

WHEREAS, the applicant contends that the property adjoining the premises on the east extends to Beach 116th street which is the business and shopping center of Rockaway Park and is zoned for business use; that the street directly in front of the premises is used by the Green Bus Line as a terminal for business which run between Rockaway Park and Flatbush avenue; that during the summer the entire block on the south side of Newport avenue from Beach 116th street to Beach 117th street, including that portion of the block occupied by the subject premises, is frequently fully occupied by buses; that it is not uncommon for the line of buses to extend on to the next block, sometimes as far as Beach 118th street; that in addition to the summer visitors there are many of the local year around residents who use these buses; that the use of these buses has increased, due to the fire on the Long Island Railroad over Jamaica Bay; that as a result, the owner has been unable to rent the two apartments in the dwelling on the premises for any but short terms and at very low and unprofitable rentals; that if this appeal is granted, the owner proposes to remove and relocate this dwelling in a less noisy residential section; that the owner contemplated erecting a residence on the corner lot but was discouraged from doing so because of the existing conditions; that a store building is the logical structure for this location as the presence of the crowds of bus riders, although a nuisance to the occupants of a residence, would be more or less of a boon to the merchants occupying the stores; and

WHEREAS, the owner stated at the hearing that he occupies one apartment in the existing residence building on the lot and has rented the other of the two apartments for a year at a rental of $60.00 per month; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent, dated October 13, 1950, acting on N.B. Applic. 5463-50, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

APPEALS FROM ADMINISTRATIVE DECISIONS

197-50-A

APPLICANT—Benjamin Saltzman, Borough Superintendent.
OWNER—Marion E. Birch.
LESSEE—Suburban House Inc.
SUBJECT—Revocation of Certificate of Occupancy 86313—Permit 3253—1937; Certificate of Occupancy 119937—Alt. 2784—1947; Certificate of Occupancy 122618—Alt. 4765—1948; Public Assembly 121—1947 and Public Assembly 6—1949.
PREMISES AFFECTED—1190-1196 (1188 displayed) Ocean parkway, northwest corner of Avenue L (Block 5495, Lot 1000), Borough of Brooklyn.
APPEARANCES—
For Applicant: J. A. Lipschitz, Charles G. Lombardo, Gertrude Bornn, Belle W. Daud, Philip Levine, Morris H. Katz and Samuel Rainbow.
For Opposition: Gustave Goldman, Harvey T. Mann and Nat Winston.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over for consideration by the Board; date to be set; hearing closed.

520-50-A

APPLICANT—Fein's Tin Can Co., Inc., for Bush Terminal Co., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building #58); (Block 725, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: M. S. Bierer and T. H. Burch, Jr.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Laid over to November 21, 1950 at 10 A.M. pending action by the Board on Cal. 844-49-SA, as to the baking oven proposed to be used but not installed on the premises.

561-50-A

APPLICANT—John P. Riley, for New York City Housing Authority, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—450 Lillian Wald drive and Blocks bounded by East Houston street, East 6th street, Avenue D and Franklin D. Roosevelt drive (Building 8, Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over without date; to be heard same date as Cal. 776-45-BZ.

647-46-A—Vol. II

APPLICANT—Irving Fein, for Bush Terminal Co., owner (Fein's Tin Can Co., Inc., lessee).
SUBJECT—Application reopened February 15, 1950—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of 50th street, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building #58); (Block 725, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: M. S. Bierer.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Appeal withdrawn to comply. The applicant stated that the requirements of the fire commissioner in connection with Order 22805-LC, Items 1 to 11, inclusive, have been complied with.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

529-50-A

APPLICANT—Pioneer Oil Company, owner.
SUBJECT—Appeal from a decision of the fire commissioner re packaging of combustible mixture known as "Pioneer Non-Rusting Anti-Freeze" in one quart and one gallon sealed containers in New York City (containers not in conformity with Administrative Code requirements).
APPEARANCES—
For Applicant: None.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (529-50-A)

WHEREAS, Pioneer Oil Company, owner, filed May 29, 1950, an appeal from a decision of the fire commissioner, relating to the packaging of an inflammable mixture known as "Pioneer Non-Rusting Anti-Freeze" in one quart and one gallon round non-refillable cans; and

WHEREAS, the decision of the fire commissioner, dated May 23, 1950, reads:

"Your sample has been received and forwarded to our laboratory for flash point test.

Chapt. C19-59 requires that the containers be fitted with tight-fitting, replaceable tops, caps or other devices.

Therefore permission to use the sealed, nonrefillable type cans must be denied.

This matter may be appealed before the Board of Standards & Appeals, Rm. 1000, Municipal Building, within thirty (30) days from the date of this letter."

and

WHEREAS, the decision of the fire commissioner dated October 5, 1950, copy of which appears in the Fire Dept. Folder #122-1517, repeating a decision of the Fire Commissioner dated August 10, 1950, reads:

"In reply to your letter of September 30th, we herewith enclose a copy of ours of August 10th:

'Supplementing our letter of May 25, 1950 please be advised that laboratory test shows the sample of "ANTI-FREEZE" submitted by you on May 16, 1950 has a flash point below 85°F. and therefore is classified as an inflammable mixture.

As explained to you in our previous communication it will be necessary for you to appeal to the Board of Standards and Appeals if you intend packaging your "ANTI-FREEZE" in non-refillable containers.

Will you kindly submit sample labels for the various size containers to be used by you as well as information as to their specifications."

and

WHEREAS, the applicant states that permission is sought to package Pioneer Non-Rusting Methanol Anti-Freeze in one quart and one gallon round tomato-type can, packed six-gallons or 24-quart cans to a carton; cans will be constructed of 95 pounds .25 electrolytic metal, .0105 inches thick (32 ga.) that the flashpoint of the product is 15.6° C. (60° F.); and

WHEREAS, the report of the Director of the Laboratory of the Department of Purchase addressed to the Fire Commissioner July 27, 1950, indicates that the material flashes below 85° F.

Resolved, that the decision of the fire commissioner dated May 23, 1950, and decision dated August 10, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the anti-freeze compound shall be marketed in sealed tin plated cans of not less than 32 gauge and in quart and gallon sizes; that the cans shall be labelled on the side and embossed on the top to the satisfaction of the Fire Commission and such labelling shall include the statement that whenever the can is opened by a dealer or user, the entire contents shall be used and the can emptied and not reused.

Adjourned: 3:15 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 17, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPLIANCES AND MATERIALS SUBMITTED FOR APPROVAL

1107-39-SM

APPLICANT—Minnesota and Ontario Paper Co., Insulite Division (Insulite Co., owner).

SUBJECT—Application reopened July 5, 1950—re Graylite Building Board (½ inch thickness—for use as exterior sheathing for frame buildings); (previously approved re Insulite Structural Insulation Board Products—various trade names).

APPEARANCES—

For Applicant: Alfred L. Gregory.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1107-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 1107-39-SM September 15, 1950

SUBJECT—Amendment of resolution to include ½ inch in Thickness, approval of.

Minnesota and Ontario Paper Company, Minneapolis, Minnesota requested by letter dated June 12, 1950 that the resolution adopted January 16, 1940 and amended March 12, 1940 under Cal. No. 1107-39-SM be reopened and amended so as to include ½ inch in thickness of Graylite Building Board. The case was reopened by a vote of the Board July 5, 1950.

Purpose

This material is to be used in lieu of wood sheathing as provided for in C26-538.O,b Administrative Building Code.

Description

The material is the same material as approved by the Board January 16, 1940 under Cal. 938-39-SM, except that the thickness has been reduced from 25/32, as previously approved to ½ thickness.

Inspection and Test

Sampe boards were taken from dealers stock and racking tests were conducted at Manhattan College in the presence of J. A. Darts, Engineering Division, Committee on Test and L. R. Amundson, M. H. Williams, A. L. Gregory, M. H. Duff and O. W. Velsor, representing the applicant and D. J. O'Connell and J. S. McInerney.

The building frame to which the boards was fastened consisted of an 8 ft. by 8 ft. wood frame consisting of 2" x 4" wood studs (16 inch on centers). A sill of 2" x 4" and a plate 2" x 4" both being 8'-0" long. Two frames were constructed as noted above; Frame A had a 2" x 4" corner brace making an angle of 60° with horizontal. The first three studs were cut to accommodate the corner brace and toe nailed to it.

Frame B had a 1" x 4" let in brace making an angle of 45° with the horizontal. The studs were notched to let in the brace.

The sheathing was attached to the frame with 1½" galvanized roofing nails spaced 6 inch on centers on intermediate studs and 3 inch on centers on edges of the sheathing board.

Results of the test were as follows:

Frame A:

Ultimate Load—9050 pounds

Displacement—1.93 inches

Vertical Displacement:

Top of panel—½ inch

Center of panel—½ inch

Bottom—½ inch

At release of load, the panel had a permanent set of 0.82 inches.

Frame B:

Ultimate Load—8900 pounds

Displacement—1.85 inches

Vertical Displacement:

Top of panel—½ inch

Center of panel—½ inch

MINUTES

At release of load the panel had a permanent set of 0.65 inches.

The complete report of the test at Manhattan College is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted January 16, 1940 and amended March 12, 1940 under Cal. 1107-39-SM be amended so as to permit the use of Graylite Building Board, in ½ inch thickness, as provided for in C26-538.O,b Administrative Building Code on condition that the wood frame shall be braced with bracing as described herein and the sheathing nailed to the studs as herein specified, further that the requirements of the resolution adopted January 16, 1940 and amended March 12, 1940 under Cal. No. 1107-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of January 16, 1940 and March 12, 1940 in accordance with the above report.

1169-39-SM

APPLICANT—C. A. DeLevante, Incorporated, Owner.

SUBJECT—Mohawk Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine, approval of.

APPEARANCES—
For Applicant: C. A. DeLevante.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1169-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1169-39-SM September 14, 1950

SUBJECT—Mohawk Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine, approval of.

C. A. De Levante, Incorporated, Rockville Center, New York, filed September 27, 1939, an application with the Board of Standards and Appeals for approval of the material known as Mohawk Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine under the provisions of C26-463 and C26-464, Administrative Building Code.

Purpose

This material is to be used as a finish coat, only, on plastered surfaces.

Description

The plaster is used as a finish coat only and the resulting surface is made to a float finish; caenstone or travertine finish. The base is Keene's cement, graded, crushed marble, hydrated finishing lime, and a mineral plasticizer is added for workability. The main difference in the names of Keene's Cement Finishing Plaster and Mohawk Caenstone and Travertine is in the proportions of the above-mentioned ingredients to suit job conditions.

When applied it is mixed with water to desired consistency and is applied according to standard plaster operation over rough brown coat of plaster to a thickness of ⅛ to ¼ inch.

Inspection and Test

Various job installations in Baldwin and Rockville Center, Long Island were inspected by Comm. C. M. Blum and J. A. Darts, Engineering Division, Committee on Test and C. A. De Levante, representing the applicant on March 20, 1948. These installations were found to be in good condition after being in place up to fifteen years. The Committee also inspected a caenstone finish being applied. The Committee also inspected the plant and witnessed the manufacture of the product, and found it to comply with the specifications as described above.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that Mohawk Keene's Cement Finishing Plaster and Mohawk's Caenstone and Travertine, as made by C. A. De Levante, Inc. be approved for use as a finished coat on plaster surfaces under C26-463.0 and C26-464.0 Administrative Building Code. However, this material shall not be used in substitution for any plaster on partitions required to have fire resistance ratings but it may be used over such partitions over the required scratch, brown and finish coats. It is further recommended that each bag of this material be tagged, labelled or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1169-39-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

368-47-SA

APPLICANT—General Machine Co., owner.

SUBJECT—Application reopened November 1, 1949—re EFM Oil Burner, Models CT-30, CT-55 and CT-120 (previously approved as Gemaco Oil Burner, Models AT-45, AT-75 and AT-100).

APPEARANCES—
For Applicant: Fred L. Hilder.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (368-47-SA)

WHEEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 368-47-SA September 14, 1950

SUBJECT—Gemaco Oil Burner, Models AT-20, AT-45, AT-75, AT-100, (reopened for change of name and model numbers).

The Board of Standards and Appeals on July 22, 1947 approved the Gemaco Oil Burner, Models AT-20, AT-45, AT-75 and AT-100 for domestic and commercial installations with fuel oil not heavier than #3 U. S. Department of Commerce Standards. Request was made for a reopening of the application and a change of name and model numbers and incorporation of improved ignition. The application was reopened by vote of the Board November 1, 1949.

Description

It is proposed to change the name of the Gemaco Oil Burner to the E.F.M. Oil Burner and to add Models CT-30,

CT-55 and CT-120. These new models are similar in construction to the ones approved by the Board and differ only as to capacity; Model CT-30 has a capacity of 0.75-3.0 g.p.h., Model CT-55 capacity 2.-5.5 g.p.h., Model CT-120 capacity 4.5-12 g.p.h. An investigation of the data filed and the Underwriters Report, Misc. Pet. 1529 App. 48C.102, approving the new models was made by the Committee on Test. An investigation was also made of the proposed label.

Recommendation

On the basis of the investigation and the data filed by the applicant, the Committee on Test recommends the amendment of the resolution of July 22, 1947, to permit the change of name of the Gemaco Oil Burner, Models AT-20, AT-45, AT-75 and AT-100 to the E.F.M. Oil Burner and approval of Models CT-30, CT-55 and CT-120, under the conditions set forth in the resolution and that the label required by the Board may be part of a larger label as indicated in drawing filed, and received November 28, 1949.

(Sgd.) HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 22, 1947 in accordance with the above report.

667-49-SM

APPLICANT—Otis Elevator Company, owner.

SUBJECT—Otis Bi-Parting Counterbalanced Vertical Sliding Metal Clad Elevator Hoistway Door(regular and pass types), approval of.

APPEARANCES—
For Applicant: Saverio Bentivegna.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (667-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 667-49-SM September 18, 1950

SUBJECT—Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and pass types), approval of.

Otis Elevator Company of New York filed September 15, 1949 an application with the Board of Standards and Appeals for the approval of their Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and pass type) under the provisions of C26-663.0.b Administrative Building Code.

Purpose

The door is to be used as a protection of opening, 8 foot wide by 10 ft. high, in elevator shafts, as provided for in C26-663.0.b Administrative Building Code.

Description

The door assembly consists of two panels, or sections, the guides in which they operate, the counter balancing and locking mechanism.

The door sections are mounted in an offset position, move vertically in the guides, lap where they come together at the middle of the opening, and are suspended by chain rods and pulleys, so that they counterbalance, each other. They are installed on the shaft side of the elevator opening, lap opening at the top and bottom, when in a closed position.

The guides are in accordance with Otis Dwgs. R3239, Fig. 2 and 3, dated February 1, 1950 on file with and part of the record. The guides are secured to the channel frame by ½ inch bolts mounted in slotted holes spaced at not exceeding 15 inch centers and 6 inches from each end.

The panel is constructed in accordance with Otis Dwg. R3239 Fig. 1. The core consists of two ply lumber core with No. 24 gauge galvanized iron sheathing. The wood core is provided with No. 14 gauge steel boxes at each guide shoe. A 6 inch by 12 inch maximum vision light set in suitable formed No. 14 gauge steel frames may be used. The wired glass light is set in the frame in an asbestos rim. The panel frame itself is formed by 2″ x 2″ x 3/16″ angles.

Panel guide angles:—Each vertical edge of the panel is provided with a 2″ x 1½″ x 3/16″ angle secured to the frame angle by welds spaced 15 inches on center and fillet welds as shown on Dwg. R3239 Fig. 11 dated February 1, 1950.

The lower edge of the upper panel was provided with a ZEE section secured to the bottom edge of the panel frame to form the astragal. The details of which are shown on Otis Dwg. R3239 Fig. 5 dated February 1, 1950.

The heavy duty truckable sill and the alternate truckable sill are as shown on Otis Dwg. R3239 Fig. 6 and 9.

The fusible link to be used is a Type "B" link rated at 163° F.

All other details of the door construction were in accordance with Otis Dwg. 3239 Figs. 4, 7, 8, 10, 10A, 12 and 13 filed with and which are a part of the application, together with above referred to drawings.

Inspection and Test

A sample door was fire tested at the Underwriters' Laboratory, Chicago, Illinois, March 10, 1950. Present at the test was J. A. Darts, Engineering Division, Committee on Test and P. Karmel, representing the applicant. The test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 and C26-591.0 and C26-592.0 Administrative Building Code.

Results were as follows:

The fusible link operated during the first 30 seconds. The assembly bulged uniformly toward the fire.

At twenty minutes intermittent flames appeared along the top of the door but at no time were flames in volume.

The door assembly bulged towards the fire a maximum of 1 9/16 inches.

The transmission of heat through the door at 30 minutes was 221° F.

The complete Underwriters Report Retardant 3239 Application No. 49C 3502 is on file with and is part of the application.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Otis Bi-Parting Counterbalanced Vertical Sliding Elevator Hoistway Door (regular and pass type) for use as protection of openings in Interior Shafts, as provided for in C26-663.0.b Administrative Building Code.

Larger sizes of these opening protective assemblies may be permitted in accordance with the permissive provisions as provided in C26-610.0.a Administrative Building Code.

It is further recommended that all opening protective assemblies manufactured, inspected and labelled under this approval shall comply with the Rules of the Board for the Inspection of Opening Protective Assemblies.

(Sgd.) HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

142-50-SA

APPLICANT—Viking Superior Corporation, owner-manufacturer.
SUBJECT—Steril-King Gas Fired Hotwater Booster, approval of.
APPEARANCES—
For Applicant: Elmer Anderson.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (142-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 142-50-SA September 19, 1950
SUBJECT—Steril-King Gas Fired Hotwater Booster, approval of.

The Viking Superior Corporation filed March 8, 1950, an application with the Board of Standards and Appeals for approval of the Steril-King Gas Fired Hotwater Booster, under the provisions of C26-178.0.b and C26-696.0 Administrative Building Code.

Purpose

To increase supply of hot water for domestic and other uses.

Description

This is a low pressure steel boiler with copper tubes designed as an immersion type hot water booster for dish washing machines using 10 second rinse. It is of welded steel construction with twenty-three 1¼" OD boiler tubes—expanded into tube sheet—so designed as to eliminate any excessive temperature build up. A U shaped drilled port type gas burner, maximum consumption 36000 BTU per hour, minimum consumption 10800 BTU per hour supplies the heat. The construction of the boiler is in accordance with the Boiler Code. The controls consist of a thermostatic control Robertshaw and throttling type which automatically regulates gas flow to maintain desired water temperature; a pressure regulator General Controls Co. type V300 for water pressure.

Inspection and Test

This appliance was inspected and tested at 116-20 Queens Boulevard and found to operate as designed. An inspection was also made at the plant of the applicant at 731 - 65th Street, Brooklyn. Present at this test were Chief Engineer Leslie V. Huber of the Committee on Test and Elmer Anderson representing the applicant. The appliance has been tested by the Brooklyn Union Gas Company.

This device is not an automatic gas appliance in that an automatic gas appliance is one in which the main burner goes out entirely and is automatically rekindled by a pilot light when the thermostat reopens the supply line. In the subject device there is no pilot light which might fail; the main burner never goes below 30% of fuel blast. It operates continuously between 30% and 100% of full capacity. According to A.G.A. specifications this is not an automatic burner and therefore does not require flue or outlet pipe connection.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Steril-King Gas Fired Hotwater Booster for use in New York City, when installed in accordance with this report and the provisions of Art. 12 of the Administrative Building Code, provided each appliance bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 142-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

229-50-SA

APPLICANT—Timken Silent Automatic Division, The Timken-Detroit Axle Company, owner-manufacturer.
SUBJECT—Timken Silent Automatic Gas Burners, Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80, approval of.
APPEARANCES—
For Applicant: C. E. Watres.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (229-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 229-50-SA September 15, 1950
SUBJECT—Timken Silent Automatic Gas Burners—Models GFD-60, GFD-80, GFD-107, GFH-56 and GFH-80, GBB-60 and GBR-80, approval of.

Timken Silent Automatic Division, The Timken-Detroit Axle Company, owner-manufacturer, filed March 22, 1950, an application with the Board of Standards and Appeals for approval of the Timken Silent Automatic Gas Burners—Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80, under the provisions of C26-178.0.b and Art. 12, Administrative Building Code.

Purpose

Automatic gas heating units for domestic and commercial installations.

Description

The gas burners—Models GFD-60, GFD-80 and GFD-107 furnaces are of mono-port flame retention type with Bunsen type pilot and automatic safety. The furnace and radiator are made of 12 gauge hot rolled steel electrically welded, with large primary heating surfaces with wall flame application of heat and radiator baffles. The blower is a multivane double inlet type sized for high air delivery. The motor is rubber mounted with thermol overload protection. A float type plenum mounted humidifier is provided if desired with all copper water feed assembly and vitreous enamel pan spun glass plates multiply evaporating area. Spun glass type air filters are provided removable through access door in Models GFD-60 and GFD-80 and through an access panel in return air connection of Model GFD-107. The cabinet is of air tight slip joint construction, made of 20 gauge steel with baked on silvertan finish, a metal radiation shield guards against heat loss and provides proper air distribution over furnace body. The controls consist of Timken Silent Automatic Thermostat (low voltage) Electric Gas Valve, Automatic Electric Safety Pilot, Combina-

tion Fan and Limit Control, manual shut-off valve and Pilot cock.

Models GFH-56 and GFH-80 Gas Burner furnaces are of Timken Silent Automatic mono-port flame-retention type. Bunsen type pilot with automatic safety; factory assembled in unit.

The Furnace and Radiator Assembly are mounted directly above blower. Made of 12 gauge hot rolled steel electrically welded in one piece. Horizontal reverse-flow radiator. Radiation shield extends full height of furnace-radiator assembly. Inspection plate at front for easy access to furnace interior.

The Blower is of Multivane, double inlet type. Rubber mounted motor with thermal overload switch. V belt drive with variable speed motor pulley for setting exact air delivery required.

The Humidifier is of float type, plenum mounted. All copper water feed assembly. Spun glass plates multiply evaporating area. Degree of humidity regulated by number of plates used. Located in air stream directly above furnace.

The Air Filter is of spun glass type, easily inspected or replaced by sliding out of mounting frame.

The Cabinet is of Air-tight slip-joint construction, made of 20 gauge steel. Baked-on silvertan enamel finish. Two removable doors provide complete access to interior of unit. Pan type cabinet base seals unit against entrance of air between floor and base. Inner liner guards against heat loss through cabinet and directs air flow over heat transfer surfaces of furnace body and radiator. Air ducts may be connected to either side of unit.

The Controls consist of Timken Silent Automatic thermostat (low voltage), electric gas valve and transformer, pressure regulating valve, automatic electric safety pilot, combination fan and limit control, manual shut-off valve with pilot cock.

The Models GBB-60 and GBR-80 Gas Burner and Boilers are of Timken Silent Automatic mono-port, flame retention type. Bunsen type pilot with automatic safety.

The boiler is constructed of heavy 1½ inch seamless copper tubing scientifically spaced and formed and with baffles to slow down combustion gases and distribute them over coils for maximum heat extraction.

The cabinet is made of 20 gauge automobile body steel—finished in Silvertan baked enamel. Insulation between cabinet and coil cover is spun glass. Top insulation consists of asbestos under coil cover top plate and spun glass backed by aluminum foil under cabinet top.

The Automatic Controls consist of Line voltage room thermostat, ther-altimeter, immersion type water temperature control, automatic gas valve, pressure regulator, pilot safety valve and manual gas shut-off valve. Standard equipment includes relief valve and stack-mounted vertical type draft diverter.

Inspection and Test

A model of these burners was inspected and tested at 16 Hardy St., Stapleton, Staten Island. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Carl Watres and Sam Gootenberg representing the applicant. The burners functioned as designed. The burners have been approved by the American Gas Association, Certificate of Approval #4-714-1.001 (Model GFD-60), 4-68202.0 and .3.0) .001 (Model GBR-80), 4-827-1.001 (Model GFB-80), 4-714-3.001 (Model GFD-107), 4-714.011 (Model GFD-80), 4-827.001 (Model GFH-56).

Recommendation

On the basis of the inspection and test and the data submitted by the applicant with the Certificate of Approval of the American Gas Association, the Committee on Test recommends the approval of the Timken Silent Automatic Gas Burners—Models GFD-60, GFD-80, GFD-107, GFH-56, GFH-80, GBB-60 and GBR-80, when installed and operated in accordance with this report, and the provisions of Art. 12 of the Administrative Building Code, on condition that each unit bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 229-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

274-50-SA

APPLICANT—Lockwood Hardware Mfg. Co., owner-manufacturer.

SUBJECT—Lockwood Door Closer, Model S 360, approval of.

APPEARANCES—
For Applicant: William Paradis.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (274-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 274-50-SA September 14, 1950

SUBJECT—Lockwood Door Closer—Model S 360, approval of.

The Lockwood Hardware Mfg. Co., filed April 12, 1950 an application with the Board of Standards and Appeals for approval of the Lockwood Door Closer under the provisions of C26-178.0.b and C26-286.0 Administrative Building Code and Sect. 107.2c Multiple Dwelling Law.

Purpose

A self closing device for swinging doors.

Description

This device is a spring operated pneumatic closer for swinging doors. The device consists of a tube of .036 welded steel with a plunger rod of .093 steel, a 1/16 in. leather washer, the end cap and wall bracket are of cast iron.

A bumper spring of .070 piano wire. A return spring of .172 spring steel. The spring casing is of .012 steel and the ratchet post is ½ in. square steel. This device does not hold the door open but closes it.

Inspection and Test

This appliance was inspected and tested at the office of the Board, and found to function as designed. The device was also inspected in the Hotel Statler, where it has been in operation for 1 year and 9 months without failure or metal fatigue. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and William Paradis, representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Lockwood Door Closer—Model S 360 for use in New York City, when manufactured and installed in accordance with this report on condition that the appliance

shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 274-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

283-50-SA

APPLICANT—George H. Colin, for Automatic Burner Corporation, owner-manufacturer.

SUBJECT—ABC Oil Burner, Model 54; also to be marketed as Kleen-Heet Oil Burner, Model 79 and Cities Service Oil Burner, Model CS-54, approval of.

APPEARANCES—
For Applicant: Benjamin Mosher.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (283-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 283-50-SA July 25, 1950

SUBJECT—ABC Oil Burner—Model 54—Also to be marketed as Kleen-Heet Oil Burner—Model 79 and Cities Service Oil Burner Model CS-54, approval of.

The Automatic Burner Corporation of Chicago, Illinois filed April 11, 1950 an application with the Board of Standards and Appeals for approval of the ABC Oil Burner—Model 54, also to be marketed as Kleen-Heet Oil Burner—Model 79 and Cities Service Oil Burner—Model CS-54 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

An oil burner for domestic and commercial heating.

Description

This is a mechanical draft conversion oil burner suitable for installation in hot water or steam boilers and warm air furnaces with fuel oil not heavier than #3 Department of Commerce Standards. The oil burner has a capacity of 5 to 8½ gallons per hour. The blower housing is made of two drawn steel parts welded together and machined to hold concentricity between the motor and pump. The motor is a ¼ HP 1728 RPM split phase Ohio or equal. The fan is a steel squirrel cage with fan and air inlet on both sides. The air tube is 5" in diameter and made of #11 gauge steel tubing. The pump is a Sundstrand or equal two stage fuel unit with built in pressure regulating valve. The transformer is a Webster or equal 115 volt primary 10000 volt secondary mid point grounded. The burner is mounted on an adjustable pedestal. The controls consist of MH PressureTrol MH Aquastat, MH Thermostat, MH Protecto relay.

Inspection and Test

The burner was inspected and tested at 220 West Delano Ave., Yonkers and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and E. F. Groves, representing the applicant. The burner has been approved by the Underwriters' Laboratories, Incorporated, Misc. Petro 1160 Application #49 C4818. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability with a stack temperature of 450° F., the CO^2 content of the flue gases was 10%.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the ABC Oil Burner Model 54, also marketed as Kleen-Heet Oil Burner Model 79 and Cities Service Oil Burner—Model 54 for use in New York City in domestic and commercial installations with fuel oil not heavier than #3 U. S. Department of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 283-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

285-50-SA

APPLICANT—Autogas Company, owner-manufacturer (G. S. Vore, agent).

SUBJECT—Duo-Way Gas Fired Incinerator, approval of.

APPEARANCES—
For Applicant: Robert V. Agin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (285-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 285-50-SA September 14, 1950

SUBJECT—Duo-Way Gas Fired Incinerator, approval of.

The Autogas Company of Chicago, Illinois, filed May 26, 1950 an application with the Board of Standards and Appeals for approval of the Duo-Way Gas Fired Incinerator under the provisions of C26-178.0.b and Art. 12 of the Administrative Building Code.

Purpose

A small individual incinerator for household garbage burning.

Description

This device consists of a cylindrical hopper 36" high, 124" in diameter, divided by a vertical partition into two com-

partments of 1 bushel capacity each suspended above a stationary hearth plate. The front half of the hearth plate is perforated, the rear half is solid. A small drilled-port gas burner is mounted below the hearth plate and is covered with a shield. Below the burner is an ash drawer. The hopper, hearth plate and ash drawer are all housed within an insulated cylindrical casing. The device is connected to a regulation chimney. The gas input rating is 2000 BTUs per hour. The capacity of the incinerator is 2 bushels. In operation the refuse is deposited in the drying compartment where it remains for from 12 to 24 hours and then the dried charge is removed to the burning zone.

Inspection and Test

The device was inspected and tested at 119 Doughty Road, Inwood, Long Island. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, Maurice Schwartz and Robert Agin, representing the applicant. The device functioned as designed. The device has been approved by the American Gas Association, Certificate of Approval No. 7-14.011.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Duo-Way Gas Fired Incinerator, for use in domestic installations when installed and operated in accordance with this report and with the provisions of Art. 12 of the Administrative Building Code, on condition that each device bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 285-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

360-50-SA

APPLICANT—George H. Colin, for Automatic Burner Corporation, owner-manufacturer.

SUBJECT—ABC Oil Burner, Model 55, to be also marketed as Burnham Oil Burner, Model 55; Homer Oil Burner, Model 55; Comfortzone Oil Burner, Model 55; Norge-Heat Oil Burner, Model FOB-55; Radiation Oil Burner, Model 55; Richmond Oil Burner, Models P10A, P11A and P12A; Rybolt Oil Burner, Model 55; Certified Oil Burner, Model 55; Solar Flame Oil Burner, Model 55; Weil-McLain Oil Burner, Model 55; Cities Service Oil Burner, Model CS 55; Kleen-Heet Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 55 and Kewanee Oil Burner, Model 55, approval of.

APPEARANCES—
For Applicant: Benjamin Mosher.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (360-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 360-50-SA July 18, 1950

SUBJECT—ABC Oil Burner—Model 55 marketed as Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB-55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Models P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80, Fitzgibbons Oil Burner, Model 55 and Kewanee Oil Burner, Model 55, approval of.

The Automatic Burner Corporation of Chicago, Illinois filed May 9, 1950, an application with the Board of Standards and Appeals for approval of the ABC Oil Burner, Model 55, also to be marketed under the names listed above.

Purpose

An oil burner for domestic and commercial heating.

Description

These are mechanical draft conversion oil burners suitable for installation in hot water and steam boilers and warm air furnaces, with fuel oil not heavier than #3 U. S. Department of Commerce Standards. The blower housing is made of two steel plates and a formed wrapper which are spot welded together. The motor, a 1/6 HP 115 V. 60 cycle Ohio or equal, is mounted on the right hand side of the burner and the pump Sundstrand or equal and air adjustment are on the left hand side, the transformer Webster or equal is mounted on hinges on the top of the burner. The burner is furnished in tube lengths of 6 inches, 8 inches and 11 inches and has a firing capacity of 0.6 to 3.5 gallons per hour. The burner is either flange or pedestal mounted and with single or two stage pumps. The controls consist of a Minneapolis-Honeywell Manu Alor Clock Type Thermostat, MH P 404 Pressuretrol, MH. L 170H aquastat, RA 117A Protecto Relay and a low water cut off Miller 101 for test water heating. The burner has been approved by the Underwriters' Laboratories, Incorporated Misc. Petroleum 1160 Appl. #49C1206. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off, the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 400° F, the CO_2, content of the flue gases was 10½%.

Inspection and Test

The burner was inspected and tested at 221 W. Delano Ave., Yonkers, in the presence of Chief Engineer L. V. Huber of Committee on Test and E. F. Groves for applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the ABC Oil Burner, Model 55, also marketed as Burnham Oil Burner, Model 55, Homer Oil Burner, Model 55, Comfortzone Oil Burner, Model 55, Norge-Heat Oil Burner, Model FOB 55, Radiation Oil Burner, Model 55, Richmond Oil Burner, Model P10A, P11A and P12A, Rybolt Oil Burner, Model 55, Certified Oil Burner, Model 55, Solar Flame Oil Burner, Model 55, Weil-McLain Oil Burner, Model 55, Cities Service Oil Burner, Model CS55, Kleen-Heet Oil Burner, Model 80, Fitzgibbon Oil Burner, Model 50 and Kewanee Oil Burner, Model 55 for use in domestic and commercial installations with fuel oil not heavier than #3 U S. Dept. of Commerce Standards

when installed in accordance with the report and the Oil Burner Rules of the Board of Standards and Appeals, provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 360-50-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

450-50-SM

APPLICANT—Seymour Kirschenbaum, for Esko Sheet Metal Works, owner-manufacturer.
SUBJECT—Esko Paint Storage Cabinets, approval of.
APPEARANCES—
For Applicant: Seymour Kirschenbaum.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (450-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 450-50-SM July 24, 1950

SUBJECT—Esko Paint Storage Cabinets, approval of.

The Esko Sheet Metal Works, owner-manufacturer filed June 7, 1950, an application with the Board of Standards and Appeals for approval of the Esko Paint Storage Cabinets under the provisions of Paint Spraying Rules of the Board adopted under Cal. No. 353-30-SR.

Purpose

A cabinet for safe storage of paint.

Description

These cabinets are double wall metal cabinets made of #18 gauge sheet steel for the outer wall and 20 gauge for the inner wall and door. The legs are of 10 gauge and maintain a 6 inch air space between the floor and the bottom of cabinet. There is a 1½ inch air space between the two walls of both the body and the door. The rear of the body of the cabinet has an opening which extends through the top of cabinet and becomes a 4 inch flue for venting cabinet to outer air, an opening is provided in the lower portion of the door protected with a metal screen on both sides. The door is self-closing, equipped with 3 point latch. The cabinet is electrically welded. The cabinets are made in various sizes up to 200 gallon capacity.

Inspection and Test

The cabinet was inspected and tested at 352 Livonia Avenue, Brooklyn and found to conform to the requirement of Rule 6.1.2 of the Paint Spraying Rules of the Board as adopted under Cal. 353-30-SR. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and S. Kirschenbaum, representing the applicant.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Esko Paint Storage Cabinet, on condition that not more than 200 gallons of spray coating, dipping materials and thinners be stored in the cabinet at any time and the cabinets be constructed and vented as required by the rules of the Board Paint Spraying Rules adopted under Cal. No. 353-30-SR. The Committee further recommends that each cabinet bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 450-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

673-45-SM

APPLICANT—H. W. Murphy, for West Coast Lumbermen's Association, owner.
SUBJECT—Official West Coast Lumbermen's Association Grade and Trade Marks (on lumber), approval of.
APPEARANCES—
For Applicant: Frank H. Alcott.
ACTION OF BOARD—Application withdrawn; new application filed.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

375-46-SM

APPLICANT—Dicalite Co., Division of Great Lakes Carbon Corp., owner.
SUBJECT—Diacrete Buildings Unit, approval of.
APPEARANCES—
For Applicant: Chester D. Ward, Jr. and Harry E. Lewis.
ACTION OF BOARD—Application withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

347-45-SM

APPLICANT—Washington Mills Abrasive Co., Emery Floor Division, owner.
SUBJECT—Washington Mills Electric Furnace Emery, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

348-45-SM

APPLICANT—Washington Mills Abrasive Co., Emery Floor Division, owner.
SUBJECT—Washington Mills Emery Aggregate, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

490-45-SM

APPLICANT—P. and F. Corbin, owner.
SUBJECT—Corbin Automatic Exit Fixtures, Types 3552½, 3552, 3557 and 3557½, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

491-45-SM

APPLICANT—P. and F. Corbin, owner.
SUBJECT—Corbin Automatic Exit Fixtures, Types 2452½, 2350½, 2552½, 2557½, 2452, 2454, 2652, 2654, 2552, 2554 and 2557 (Exit Push Bar Type), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

552-45-SA

APPLICANT—Davis Emergency Equipment Co., Inc., owner.
SUBJECT—Davis Combustible Gas Alarm, (Remote head type), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

642-45-SM

APPLICANT—The Walthaw Corporation, owner.
SUBJECT—The Walthaw 275 Gallon Flat Fuel Oil Tank, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

659-45-SM

APPLICANT—Wheeling Corrugating Co., for Wheeling Steel Corp., owner.
SUBJECT—Wheeling Steelcrete System of Vault Construction, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

660-45-SM

APPLICANT—Wheeling Corrugating Co., for Wheeling Steel Corp., owner.
SUBJECT—Wheeling Stove, Furnace and Air-Conditioning Pipe and Fittings, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

662-45-SM

APPLICANT—Wheeling Corrugating Co., for Wheeling Steel Corp., owner.
SUBJECT—Wheeling Metal Roofings, Gutters, Leaders, Trimmings and Fittings, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

665-45-SM

APPLICANT—Wheeling Corrugating Co., for Wheeling Steel Corp., owner.
SUBJECT—Wheeling La Belle Cut Nails, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

667-45-SM

APPLICANT—Wheeling Corrugating Co., for Wheeling Steel Corp., owner.
SUBJECT—Wheeling Ceilings and Sidewalls, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

682-45-SM

APPLICANT—Morris Lapidus, owner.
SUBJECT—Lapidus Wall Construction, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

709-45-SM

APPLICANT—Eronel Services, owner.
SUBJECT—Eronel Antoxol (flameproofing solutions), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

526-46-SM

APPLICANT—Warren Contracting Co., owner.
SUBJECT—Warren Concrete Block, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

543-46-SA

APPLICANT—The Mathieson Alkali Works, Inc., owner.
SUBJECT—Mathieson Jumbo Dry Ice Liquefier, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

562-46-SM

APPLICANT—Salvatore Riggio, owner.
SUBJECT—B.R.B. Cement Blocks, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

568-46-SM

APPLICANT—Eronel Services Inc., owner.
SUBJECT—Eronel Antoxol (flameproofing compound), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

579-46-SM

APPLICANT—Salerno and Bezmen, owners.
SUBJECT—Salerno and Bezmen Cinder Block, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

591-46-SM

APPLICANT—Builders Block Co., owner.
SUBJECT—Builders Block Co., Sand and Cement Building Block, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

602-46-SM

APPLICANT—Protecto Products Co., owner.
SUBJECT—Protecto Fire Retarding Paint, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

344-16-S—Vol. III

APPLICANT—Emil Koeppel and Son, for Raybell Realty Corp., owner.
SUBJECT—Application reopened May 10, 1949—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—422 Withers street, southwest corner of Vandervoort avenue and northwest corner of Jackson street and Vandervoort avenue (Block 2878, Lot 18), Borough of Brooklyn.
APPEARANCES—
For Applicant: Emil Koeppel.
For Administration Fred C. Autenreith, Fire Dep't.
ACTION OF BOARD—Resolution amended.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (344-16-S—Vol. III)

WHEREAS, this appeal from a decision of the Borough Superintendent affecting premises 422 Withers street, southwest corner of Vandervoort avenue and northwest corner of Jackson street (Block 2878, Lot 18), Borough of Brooklyn, was granted by the Board as Vol. I November 28, 1916, on certain conditions; and

WHEREAS, the resolution was amended February 2, 1943, as Vol. II; and

WHEREAS, on application of Emil Koeppel and Son for Raybell Realty Corporation, owner, the Board reopened this appeal as Vol. III, May 10, 1949, to consider an additional decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent dated December 15, 1949, acting on Alt. Applic. 516-49, reads:

"1. New occupancy varies from that approved by the Board of Standards and Appeals under Cal. #344-16-S, Bulletin #4, Vol. 28. It should therefore be referred back to the Board for their consideration.

Existing occupancy:—1st fl. sheet metal shop and storage, 2nd fl. assembly and storage of sheet metal products, office, baking oven and spray booth.

New occupancy:—1st fl. sheet metal and woodworking shop and spray booth. 2nd fl. sheet metal shop, office, spray booth, baking oven for sprayed metal work and paint storage."

and

WHEREAS, the applicant states the building is two stories, 25 ft. in height; 100 ft. by 96 ft. in area, of Class 4 construction, erected 1916, located on a lot 100 ft. by 100 ft. in area, in an unrestricted use A area, Class 1½ height district, and used and occupied since 1940—cellar, ordinary use, 1 person; 1st floor, sheet metal shop and storage, 25 persons; 2nd floor, assembly and storage of sheet metal products and office, 25 persons; proposed to be used and occupied upon completion of the alteration now in question as follows: cellar, ordinary, 1 person; 1st floor, sheet-metal shop, spray booth and office, 25 persons; 2nd floor, metal shop, spray booth, baking ovens for sprayed metal work, paint storage and office on west side, 10 persons; east side, manufacturing of rubber and plaster of paris castings for publicity displays, 15 persons; that the building is equipped with a one source sprinkler system throughout; that there are two 3 ft. 8 in. wide iron stairs, brick enclosed, leading from second floor direct to street, provided with a ladder and scuttle to roof; that stair doors are fireproof self-closing; there are two stairs facing Withers street leading direct to yard; and

WHEREAS, the applicant states that it is now requested that the resolution adopted by the Board February 2, 1943, be amended to permit the proposed change in use of the building; and

WHEREAS, Certificate of Occupancy 108384, issued April 14, 1943, upon completion of work under Alt. 3202-24, which alteration was subject to action of this Board under date of February 2, 1943, permits the following use and occupancy of the building: cellar, ordinary use, no persons; 1st floor, sheet metal shop and storage, 25 persons; 2nd floor, office, spray booth and baking ovens for sprayed metal work and assembly work, 25 persons; and

WHEREAS, upon inspection, it was found that the first floor was occupied by one tenant and the second floor by two tenants as now indicated on revised plan marked received October 11, 1950; and

WHEREAS, the premises were inspected by a committee of the Board in connection with Cal. No. 1122-48-A, Vol. II.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 2, 1943, only so far as it has reference to the changed occupancy in the building as now proposed and as indicated on revised plan filed with this appeal marked "Received October 11, 1950," 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws and regulations applicable to the building and occupancy, including the baking ovens, spray booths, and storage of inflammable materials; that openings between this building and the building on the front of the lot as shown on such plans shall be bricked up with approved masonry; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Calendar No. 1122-48-A.

1122-48-A—Vol. II

APPLICANT—Dyna-Graphic Displays, Inc., for Raybell Realty Corp., owner.

SUBJECT—Application reopened June 7, 1949—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—422 Withers street, northwest corner of Jackson street, and southwest corner of Vandervoort avenue and Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Emil Koeppel.

For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1122-48-A—Vol. II)

WHEREAS, this appeal from an order of the Fire Commissioner, affecting premises 422 Withers street, southwest corner of Vandervoort avenue and northwest corner of Jackson street (1st floor); (Block 2878, Lot 18), Borough of Brooklyn was granted by the Board, as Vol. I, March 1, 1949, on certain conditions; and

WHEREAS, this appeal was reopened as Vol. II June 7, 1949, on application of Dyna-Graphic Displays, Inc., lessees, for Raybell Realty Corp., owner, to permit consideration of an order of the fire commissioner issued May 4, 1949, Order #25124-LF, which reads:

"1. Arrange iron bars on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress as per Section 272 of the Labor Law."

and

WHEREAS, the applicant now states the building is two stories, 25 ft. in height, 100 by 100 ft. in area, Class 3 construction, located in an unrestricted use, A area, Class 1½ height district, used and occupied since 1943: Cellar, boiler-room; Basement—display shop; 1st floor—vacant, in Calendar No. 344-16-S—Vol. III, the present occupancy is described as cellar, ordinary, 1 person; 1st floor, sheet metal shop and storage, 25 persons; 2nd floor, assembly and storage of sheet metal products, 25 persons; and

WHEREAS, the applicant states that there are 34 windows affected located on the front, rear, north and south sides of the first floor; that there are four exits on this floor, two on Jackson street, one on Vandervoort avenue and one on Withers street; and

WHEREAS, Certificate of Occupancy #108384 issued April 14, 1943, permits the use of the building as follows: Cellar—ordinary; 1st floor—sheet metal shop and storage; 2nd floor—office, spray booth and baking ovens for sprayed metal and assembly work, 25 persons; and

WHEREAS, the applicant now contends that permission is sought to leave the bars on the 1st floor as they are now arranged; that at present every fourth window is provided with openings which are left unlocked during all working hours; that there are 9 of these openings left unlocked every morning and locked at night; that the balance are equipped with solid bars; and that previously an application was filed for leave to maintain the wire screens on the outside of the building and the Board granted permission to leave these screens on due to the fact that one loss had been suffered due to robbery where access was gained through the window; that since the appeal was granted, the plant was broken into twice and therefore it is found necessary to install the bars to protect the property; that in addition to the windows there are four exits to the building, all of these exits are left open at all times during working hours; that it is therefore requested that the Board permit the bars to remain on the windows as arranged at present with every fourth one having an unlocked access door during working hours; and

WHEREAS, upon inspection, it was found that the first floor was occupied by one tenant and the second floor by two tenants as now indicated on revised plan marked "Received October 11, 1950"; and

WHEREAS, the premises were inspected by a committee of the Board in connection with Cal. 344-16-S, Vol. III.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949, to permit the erection of iron bars on the 1st floor windows as proposed and as shown on amended plan marked "Received October 11, 1950," 1 sheet, on condition that the exits from such 1st floor to the streets and yard shall be maintained as indicated thereon; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. 344-16-S, Vol. III; that this variance shall continue only so long as the building is maintained as shown and for the occupancy as proposed and as now existing.

618-49-A

APPLICANT—Circle Control Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1780-1782 Broadway, east side, 75 ft. north of West 57th street (curb and front of building); (Block 1029, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis Rosenberg and J. E. Perlman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (618-49-A)

WHEREAS, Circle Control Corp., owner, filed September 9, 1949, an appeal from decisions of the borough superintendent, affecting 1780-1782 Broadway, east side, 75 ft. north of West 57th street (Block 1029, Lot 14), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated August 11, 1949, on Bldg. Notice App. 1230/49, reads:

"The request for a curb cut to provide a driveway over the sidewalk is disapproved as it is deemed that the use would endanger pedestrians. Sec. C26-228 subd.A6, Adm. Code."

and

WHEREAS, the decision of the borough superintendent, dated July 12, 1949, reads:

"The amendment to the above Building Notice indicates that automobile storage is to be continued on the 4th and 7th floors. Inspection report indicates that the building at the above location is being occupied contrary to Certificate of Occupancy 29914. It is further reported that the elevator previously used for automobiles was removed subsequent to the recent fire at this and adjoining locations.

It is considered, therefore, that there has been misrepresentation as to a material fact and in accordance with Section C26-180.0 of the Building Code the above numbered Building Notice and the Drop Curb Permit 1834/49 are hereby revoked.

This revocation is also based on Section C26-228.0 Paragraphs 5 and 6 of the Building Code, as a drop curb and driveway across the sidewalk is considered to be contrary to the intent and purposes of the provisions of that section. It is also contrary to the established policy of this Department to permit a drop curb and a driveway across sidewalk for an automobile showroom.

If any work has been done under the above numbered application, you are hereby directed to discontinue the use of such driveway and to restore the curb and sidewalk to their original and proper condition within ten days of the date hereon."

and

WHEREAS, the applicant states the premises consist of a 12-story building approximately 144 ft. in height, 53 ft. by 87 ft. in area, Class 1 construction, erected in 1910, located in a Retail-1 use, B area and class 2 height district, used and occupied since July 8, 1949, Cellar—storage, 5 persons; 1st fl., store and auto sales, 20 persons; 2nd fl., office and test room, 30 persons; 3d fl., offices and classrooms, 30 persons; 4th fl., office and auto storage, 30 persons; 5th fl., office and billiard room, 50 persons; 6th fl., office and salesroom, 45 persons; 7th fl., office and auto storage, 30 persons; 8th fl., office and storage, 30 persons; 9th fl., offices and salesrooms, 275 persons; 10th fl., same, 30 persons; 11th fl., storage and manufacturing, 30 persons; 12th fl., offices, sales and record studios, 125 persons; that the building is equipped with an approved standpipe system; that there are two interior fireproof enclosed steel stairs equipped with fireproof self-closing doors, leading directly to street; and

WHEREAS, Certificate of Occupancy 2838 issued April 7, 1942, upon completion of work under Alt. App. 230/42 permits the present use and occupancy and limits the area for manufacturing to not more than 5% of the total floor space of the building or 25% in conjunction with retail trade; and

WHEREAS, the applicant states no change in use or occupancy is now proposed; and

WHEREAS, the applicant contends that it is the owner of 225 West 57th street and 1780 Broadway; that there is an automobile showroom on the street floor of 1780 Broadway and it is necessary for the tenant of the showroom to have means of egress for the automobiles which he displays therein; that prior to the construction of the curb cut on Broadway, permission for which was granted and later revoked by the borough superintendent, automobiles were brought into the showroom through an alleyway running through 225 West 57th street; that a curb cut was constructed years ago in front of the alleyway on West 57th street pursuant to permission obtained from the Department of Housing and Buildings and this curb cut was used until recently to bring the cars through the alleyway of 225 West 57th street and thence into the showroom at 1780 Broadway; that the present alleyway on West 57th street is unsightly and mars the appearance of the building; that it is now proposed to arrange for the erection and construction of a restaurant in the alleyway in the building at 225 West 57th street and to close up the present curb cut on West 57th street; plans for this restaurant have been filed with and approved by the borough superintendent; that under the lease with the automobile showroom tenant the alleyway cannot be closed up on West 57th street until another curb cut is made available to the showroom tenant; that new doors have been installed in the showroom entrance at 1780 Broadway and the owner is desirous of retaining the Broadway curb cut to the showroom so that the 57th street curb cut may be closed; that this curb cut on Broadway is only 10 feet in width and in no way detracts from the appearance of Broadway; that the revocation of the curb cut permit by the borough superintendent is unjust and discriminatory in that on Broadway within a five block area several other curb cuts exist, several having been installed recently; that the borough superintendent alleges a misrepresentation as to a material fact; that the certificate of occupancy of the building at 1780 Broadway permits the automobile storage on the 4th and 7th floors; that apparently it was the impression of the borough superintendent that the elevator in the rear of the building was the elevator previously used for automobiles; that this elevator was destroyed in a recent fire; that there was no misrepresentation on the part of the owner as to the present existence of the automobile elevator; that there has been no misrepresentation on the part of the applicant with respect to the point raised

in the revocation letter issued by the borough superintendent July 12, 1949; that plans filed do indicate an existing elevator in the rear of the building; that the present certificate of occupancy permits the storage of automobiles on the 4th and 7th floors; that while it is not contemplated to store cars on these floors, it is the owner's intention to retain this certificate of occupancy for future use and since the applicant is willing and desirous of giving up the curb cut on West 57th street and since it is not possible to do so unless the Broadway curb cut is permitted to remain, it is urged that the revocation of permission for the curb cut on Broadway be reversed; and

WHEREAS, the Board finds no misrepresentation of facts and is of the opinion that the use of a curb cut on Broadway is essential to the occupancy of the first floor store as a motor vehicle showroom and that because of its infrequent use is not unduly dangerous to pedestrians; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent dated August 11, 1949 acting on B.N. Applic. 1230-49, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing curb cut to Broadway in front of the premises as proposed and as indicated on plan marked "Received September 9, 1949," 1 sheet, may be permitted provided there are no other curb cuts installed to this building or the adjoining building on West 57th street; that the curb cut existing on West 57th street shall be discontinued and the curbing restored; that this variance shall continue only so long as the first floor of the building under appeal is occupied as a salesroom for motor vehicles; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

348-50-A

APPLICANT—Samuel Rosenblum, for Wilsam Realty Corp., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—76-84 Warren street, north side 100 ft. 7½ in. west of West Broadway (Block 137, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (348-50-A)

WHEREAS, Samuel Rosenblum, for Wilsam Realty Corp., owner, filed May 9, 1950, an appeal from an order and a decision of the Fire Commissioner, affecting premises: 76-84 Warren street, north side, 100 ft. 7½ in. west of Broadway (Block 137, Lot 7), Borough of Manhattan; and

WHEREAS, Order #55180 LF, issued by the Fire Commissioner December 1, 1949, reads:

"8. Replace missing iron shutters at all openings in the exterior wall above the first story which are distant in a direct line less than 30' from any opening in any other building and not in the same plane with said openings and which are not more than 50' above a neighboring roof at back wall of building or other approved protection. Sec. 491a2-2.0 Adm. Code."

and

WHEREAS, the decision of the Fire Commissioner, dated April 10, 1950, reads:

"In reply to your letter of March 16, 1950, relative to Item 8 of Order 55180 LF, you are advised that Department of Housing and Buildings plan papers #1547-41 indicate a waiver of window protection for a line of sprinklers, etc. on all floors where nonfireproof windows serve and a recent inspection indicates no sprinkler heads directly in front of windows.

Therefore your request for reconsideration must be denied."

and

WHEREAS, the applicant states the building is 6 stories, 79 ft. 9 in. in height, 123 ft. 11 in. by 95 ft. in area at 1st floor, 123 ft. 11 in. by 87 ft. 6 in. in area at typical floor, Class 3 construction, altered in 1941, located on a lot 123 ft. 11 in. by 100 ft. in area, in an unrestricted use, B area and Class 2 height district, used and occupied since 1941 for offices, 374 persons on the 1st floor, 172 persons on each of the 2nd, 3d, 4th and 5th floors and 85 persons on the 6th floor; that the building is equipped with an approved standpipe system and a partial sprinkler system having one source of supply; that the building is provided with two 4 ft. 10 in. wide fireproof stairs from roof to street; and

WHEREAS, Certificate of Occupancy #29082 was issued June 16, 1942, upon completion of work under Alt. Applic. 1547/41 and Permit #235/42 permits the present use and occupancy; and

WHEREAS, the applicant contends that in 1941 five structures were combined to make the building in question; that at the time of the alteration, two interior fireproof stairways were erected and the corridor connecting the two stairways was made fireproof and such corridor was protected by an automatic sprinkler system connected to the city main; that at the time of this alteration in 1941, the Borough Superintendent raised the question of protection of the exterior openings on the rear wall and approved plans omitting the shutters on the rear in view of the physical conditions existing and upon agreement that a line of sprinkler heads would be placed running parallel with the northerly gable wall which is the rear wall of the building; that the amendment waiving the requirement for shutters was approved November 7, 1941; that construction work was completed and sprinkler lines installed in accordance with plans connected with the present 5,000 gallon roof tank, and a certificate of occupancy issued; that while the heads may not be directly in front of each individual window, the system was merely an accessory protection inasmuch as there is no hazardous or combustible occupancy on the premises; that the windows in question face an open space 25 feet away and the exposures are also protected by iron shutters and on buildings that have no hazardous occupancy; that to compel any change in existing sprinkler lines means complete destruction of said lines and new equipment; that in view of the existing conditions and the fact this condition has been accepted heretofore and a certificate of occupancy issued, it is requested the Board waive the requirement for any further changes and the condition be accepted as in sufficient compliance with the requirements of the Fire Department; and

WHEREAS, although the applicant states that the sprinkler equipment required by the borough superintendent as a condition of the approval of Alt. Applic. 1547/41 has been installed, Certificate of Occupancy 29082 issued by the Borough Superintendent upon completion of such alteration does not bear the notation that such equipment had been certified as approved by the Fire Commissioner in accordance with Section 645 of the Charter; and

WHEREAS, the borough superintendent in a report dated June 21, 1950, to the Board stated in part that amendment to Alt. Applic. 1547/41 filed October 31, 1941, listed six reasons for the reconsideration of an objection in connection with the use of wood window frames and sash on the rear of the 2nd, 3rd, 4th, 5th and 6th floors; that the Chief Engineer on November 6, 1941, evidently considered the six reasons acceptable, one of these included a line of sprinklers connected to a present 5,000 gallon roof tank along the north wall on all floors where nonfireproof windows remain; that the application for a certificate of occupancy contains a notation indicating that the then-acting borough

superintendent authorized the issuance of the certificate of occupancy, although violations were pending, as said violations did not affect the occupancy; that the certificate of occupancy contains reference to the Fire Department's approval of the standpipe; that presumably since the sprinklers were merely a partial installation, they were not considered a sprinkler system by the Fire Department; that inspection indicates that a gravity sprinkler line from the combined standpipe and domestic roof tank supplies ten heads on each floor from the 2nd to the 6th floors inclusive and provides a water curtain at the rear windows of the building; that in addition there is a 4 in. service, cellar main, alarm valves, siamese connection and riser from the 1st to the 5th floors with fifteen heads on each floor in the public halls of the building; that the sprinkler equipment appears to be properly installed and maintained; and

WHEREAS, in the opinion of the Board the matter should have been submitted to the Board on an appeal from a denial as the Borough Superintendent was without jurisdiction to grant a variance of the code.

Resolved, that the decision of the fire commissioner dated April 10, 1950, and Order 55180-LF, Objection 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the sprinkler protection shall be maintained in front of the windows as proposed on all stories above the first and as indicated on plans filed with this appeal marked "Received May 9, 1950," 3 sheets; that the sprinkler system and standpipe system shall be maintained to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

641-50-A

APPLICANT—Simon B. Zelnik, for 130 East 58th Street Corp., owner (Fine Arts Theatre, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue (Block 1312, Lot 62), Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Relnik and Irving J. Hirshman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (641-50-A)

WHEREAS, Simon B. Zelnik, for 130 East 58th Street Corporation, owner, (Fine Arts Theatre, lessee), filed August 30, 1950, an appeal from a decision of the borough superintendent, affecting premises 128-130 East 58th street, south side, 106.5 ft. west of Lexington avenue (Block 1312, Lot 62), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated August 24, 1950, on amendment to Alt. Applic. 913-50, reads:

"This amendment is disapproved with the following objections:

1. The exit passageway leading to the street should comply with Sec. 12.21.3.5 B.C.

2. Proposal to use part of building for a moving picture theatre would require building to be of fireproof construction as per Sec. 4.2.1 and Sec. 12.21.1 B.C."

and

WHEREAS, the applicant states the building is four stories, 41 ft. in height; 38 ft. by 95.5 ft. in area, of Class 3 construction, erected 1880; located on a lot 38 ft. by 100.5 ft. in area, in a retail use, B area, Class 1½ height district; now vacant; that it is proposed to be altered to 38 ft. by 100.5 ft. in area, of Class 3 construction, used and occupied as follows; cellar, storage; 1st floor, motion picture theatre, 375 persons; 2nd floor, balcony and projection room, 93 persons; 3rd floor, toilets and air conditioning room, 15 persons; 4th floor to remain vacant; that the building is provided with one 3 ft. 6 in. wide interior stairs at front of the building consisting of iron risers, cement treads, cinder block enclosure plastered both sides, equipped with metal self-closing doors leading from roof bulkhead direct to street; that the building is at present used and occupied as follows: cellar, kitchen, 5 persons; 1st floor, night club, 300 persons; 2nd floor, toilets and balcony, 75 persons; 3rd floor, office and dressing rooms, 15 persons; 4th floor, office and dressing rooms, 15 persons; that Certificate of Occupancy 29779, issued April 27, 1943, upon completion of work under Alt. Applic. 1429-42 permits the following use and occupancy: cellar, kitchen, 10 persons; basement, restaurant, 220 persons; 1st floor, restaurant, office storage, 65 persons; 2nd floor, offices, dressing room and storage, 10 persons; 3rd floor, locker room and storage, 30 persons; and

WHEREAS, the applicant states this appeal to obtain permission to maintain a rear egress from the main auditorium of a minimum height of 7 ft. and to permit the top floor of existing building to remain inasmuch as it will be unoccupied and serve only as an air space between the roof and the balance of the building; and

WHEREAS, the applicant contends that the proposed 7 ft. minimum height of the passage from the rear of the main auditorium is determined by the physical conditions of the existing building; that the maximum run of passage having a minimum clear height will be approximately 60 ft. as compared to the total length of almost 140 ft.; that under Section 12.10.2.2.1 of the Code the minimum clear width of such emergency courts or passageways shall be 6 ft. and the clear height between 10 and 7 ft.; that the physical conditions necessitate the use of 10 steps at the front of the passageway at the building line where the Code permits only seven.

Resolved, that the decision of the borough superintendent acting on amendment to Alt. Applic. 913-50, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit as a second means of exit the passage through the cellar as proposed and as indicated on plans filed with this appeal marked "Received August 30, 1950," 3 sheets, and "October 4, 1950," 1 sheet, and revised plan marked "Received October 16, 1950," 1 sheet, *on condition* that the opening as proposed through the roof on such revised plan shall provide at least 36 sq. ft. of effective fixed ventilation; that such area shall be net and shall not include the construction of the louvres; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

623-50-A

APPLICANT—Harry Hollander, for Department of Water Supply, Gas and Electricity, City of New York, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Southwest corner of Ontario avenue and Victory boulevard (Block 669, Lot 1), West New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Herman R. Sherman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

845-49-A

APPLICANT—Walter Hesse, for 625 Madison Avenue Corp., owner (F. G. Shattuck Company, lessee).
SUBJECT—Application for consideration—re reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously dismissed).
PREMISES AFFECTED—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan.
APPEARANCES—
For Applicant: Walter Hesse.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened and set for hearing November 21, 1950, at 2 P.M., to be inspected by Committee of Board in meantime.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

848-49-A

APPLICANT—Walter Hesse, for 40 East 88th Street, Inc., owner (F. G. Shattuck Company, lessee).
SUBJECT—Application for consderation—re reopening and restoration to docket—re Appeal from a decision of the borough superintendent (previously dismissed).
PREMISES AFFECTED—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47 to 51, inclusive), Borough of Manhattan.
APPEARANCES—
For Applicant: Walter Hesse.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal reopened and set for hearing November 21, 1950, at 2 P.M., to be inspected by Committee of Board in meantime.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

551-40-S—Vol. II

APPLICANT—Julius Bleich, for Chand Realty Corp., owner.
SUBJECT—Application reopened May 31, 1950 as Vol. II—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor, lobby); (Block 824, Lot 32), Borough of Manhattan.
APPEARANCES—
For Applicant: Julius Bleich, Benjamin Kronenberg and Rose Goland.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 21, 1950, at 2 P.M., for inspection by Committee of Board and decision.

1095-48-A

APPLICANT—Irene von Horvath, for Martha Washington Associates, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street (Block 859, Lot 26), Borough of Manhattan.
APPEARANCES—
For Applicant: W. L. Messing.
ACTION OF BOARD—Laid over to November 21, 1950, at 2 P.M., for applicant to obtain a certificate of occupancy upon completion of work, in accordance with requirements of Section 67 of the Multiple Dwelling Law.

ZONING APPLICATIONS

368-19-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 1935 Coney Island Avenue Realty Corp., owner.
SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of an automobile showroom for new and used cars and a gasoline service station on balance of plot, with show windows and curb cuts more than the permitted distance from the intersection (previously granted by the Board for garage for more than five cars).
PREMISES AFFECTED—1935-1939 Coney Island avenue and 1101-1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and plans approved.
THE VOTE TO REOPEN AND APPROVE PLANS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (368-19-BZ—Vol. III)

WHEREAS, this application, under section 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a garage for more than five motor vehicles, affecting premises 1935-1937 Coney Island avenue, east side, 20 ft. north of Avenue P (Block 6758, Lot 52), Borough of Brooklyn, was granted by the Board, as Vol. I, June 26, 1919; and

WHEREAS, an application for an amendment of the resolution, to permit a temporary occupancy of manufacturing for the duration of the war and the present garage occupancy to be restored after this period was withdrawn, as Vol. II, December 11, 1945; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of an automobile showroom for new and used cars, and a gasoline service station on the balance of the plot, with show windows and curb cuts more than the permitted distance from the intersection affecting premises 1935 to 1939 Coney Island avenue and 1101 to 1111 Avenue P, northeast corner (Block 6758, Lots 51 and 52), Borough of Brooklyn, was granted by the Board January 24, 1950, as Vol. III, on certain conditions; and

WHEREAS, the applicant requested an approval of plans submitted to the Board as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* plans marked "Received August 29, 1950" (5 sheets, 3 sets) as being in substantial accord with the requirements of the resolution adopted by the Board on January 24, 1950 (N. B. Applic. 518/49).

422-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clarence M. Weil and Walmil Holding Corporation, owners (Sinclair Refining Co., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as to additional tanks—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution (rehearing in accordance with decision of the Court as to the question of the nearness to the hospital and for consideration of other items in connection with the proposed extension and alteration of gasoline service station) permitting in a residence and business use district, the reconstruction and extension to existing gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop.

PREMISES AFFECTED—620-638 Amboy street, 1333 Linden boulevard, northwest corner and 605-609 East 98th street (Block 3631, Lots 1 and 5), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (422-29-BZ—Vol. II)

WHEREAS, this application under sections 7a, 7c and 21 of the zoning resolution, permitting in a residence use district, extending from a business use district, the erection and maintenance of a greasing platform and automobile laundry used in connection with an existing gasoline service station; premises 628-642 Amboy street, Borough of Brooklyn, was granted by the Board, as Vol. I, December 10, 1929, on certain conditions; and

WHEREAS, the resolution, under section 7i of the zoning resolution, to permit in residence and business use districts, the reconstruction and extension to an existing gasoline service station to include gasoline service station, auto laundry, lubritorium, office and motor vehicle repair shop, affecting premises 620-638 Amboy street, 1333 Linden boulevard, northwest corner and 605-609 East 98th street (Block 3631, Lots 1 and 5), Borough of Brooklyn was amended February 7, 1950, as Vol. II; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1929, as amended by resolutions adopted through February 7, 1950, only so far as it has reference to the number of gasoline storage tanks, so that as amended this portion of the resolution shall read:

". . . that the number of gasoline storage tanks shall not exceed ten (10) 550 gallon storage tanks, all of which shall be new and located as indicated on revised plans insofar as they refer to the location of such tanks, marked 'Received September 30, 1950' (1 sheet), (N. B. Applic. 178-47)."

360-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Mary Guagenti, owner (Harry Weinstein, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of ten years, the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (360-35-BZ—Vol. II)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the extension of an existing gasoline service station and brake testing service, affecting premises 2549-2557 Coney Island avenue and 1001-1011 Gravesend Neck road, northeast corner (Block 7371, Lots 68 and 70), Borough of Brooklyn, was granted by the Board, as Vol. 1, on March 24, 1936, on certain conditions; and

WHEREAS, the resolution was amended May 19, 1936; and

WHEREAS, the resolution was amended, as Vol. 2, April 22, 1947, under section 7f of the zoning resolution, for a term of ten (10) years; and

WHEREAS, plans were approved December 16, 1947, as being in substantial compliance with the requirements of the resolution; and

WHEREAS, the resolution was amended December 20, 1949; and

WHEREAS, time was extended to obtain permit and complete the work from time to time and last extended September 20, 1949; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1936, as amended by resolutions adopted through December 20, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the department of housing and buildings, all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. 1974-46)."

88-36-BZ—Vol. II

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c af the zoning resolution, permitting in a business use district, for a term of years, the extension of an existing gasoline service station, to include the parking and storage of more than five motor vehicles (previously granted by Board under section 21 of the zoning resolution, permitting rearrangement of existing gasoline service station and inclusion of automobile repairing for testing of brakes, etc.).

PREMISES AFFECTED—3170-3178 Broadway and 28-34 Tieman place, southeast corner (Block 1981, Lot 65), Borough of Manhattan.

APPEARANCES—
For Applicant: Arthur H. Haaren.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (88-36-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a motor vehicle repair shop on an existing gasoline service station, premises 3170-3178 Broadway and 28-34 Tieman place, southeast corner (Block 1981, Lot 65), Borough of Manhattan, was granted by the Board, as Vol. I, July 7, 1936, on certain conditions; and

WHEREAS, the resolution amended September 15, 1936, March 16, 1937, September 14, 1937, and February 23, 1938; and

WHEREAS, the Board amended the resolution, permitting the parking and storage of not more than nineteen (19) motor vehicles for a term of two (2) years under section 7c of the zoning resolution October 22, 1940, as Vol. II; and

WHEREAS, the term of the variance was extended from time to time and last extended October 5, 1948; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1936, as amended by resolutions adopted through October 5, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under section 7 subdivision c for a term of five (5) years from the date of this *amended* resolution, to permit .... that other than as herein amended, the resolution adopted on October 5, 1948 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (N. B. App. 79/37 and letter of borough superintendent dated May 20, 1940)."

320-37-BZ—Vol. II

APPLICANT—Percival E. Jackson, for Bronxville Realty Corp., owner (Liberty Lace and Netting Works, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory.

PREMISES AFFECTED—901 East 228th street, east side of Bronxwood avenue, between East 228th and East 229th streets (Building 2); (Block 4864, Lot 35), Borough of The Bronx.

APPEARANCES—
For Applicant: Joseph J. Bryer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (320-37-BZ—Vol. II)

WHEREAS, this application under section 7a of the zoning resolution, permitting in a residence use district, the extension of an existing factory building, affecting premises 901 East 228th street, east side of Bronxwood avenue, between East 228th street and East 229th street (Building No. 2); (Block 4864, part of Lot 35), Borough of The Bronx, was granted by the Board October 19, 1937 as Vol. I, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended September 29, 1942; and

WHEREAS, this application, under sections 7c and 21 of the zone resolution, permitting in a residence use district, the extension of the existing factory building, affecting premises 916-924 East 229th street, south side 75 ft. east of Bronxwood avenue (Block 4864, Lots 58, 59, 60, 61 and 62), Borough of The Bronx, was granted by the Board as Vol. II, May 6, 1941, under certain conditions; and

WHEREAS, time to complete the work and obtain permits was extended from time to time and last extended October 4, 1949; and

WHEREAS, the applicant requested a further extension of time for the same purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1937, as amended by resolutions adopted through October 4, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"... that in view of statement by the applicant that plans have been filed with the borough superintendent and no work has been done, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. App. 114/41)."

931-38-BZ

APPLICANT—Henry Nordheim, for Antonio DePunte, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a residence use district, the storage of not over eight (8) motor vehicles, for a temporary term.

PREMISES AFFECTED—252 East 203rd street, south side, 72.84 ft. east of Valentine avenue (Block 3308, Lots 50 and 51), Borough of The Bronx.

APPEARANCES—
For Applicant: Henry Nordheim.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (931-38-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, for a term of two years, the storage of more than three (3) motor vehicles, affecting premises 252 East 203rd street, south side, 72.84 ft. east of Valentine avenue (Block 3308, Lots 50 and 51), Borough of The Bronx, was granted by the Board May 23, 1939, on certain conditions; and

WHEREAS, under section 7f of the zoning resolution, the term of variance was extended May 6, 1941, June 22, 1943, June 12, 1945 and February 17, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1939, as amended by resolutions adopted through February 17, 1948, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"... *granted* under section 7 subdivision f for a term of two (2) years from the date of this *amended* resolution, to permit .... that other than as herein

amended, the resolution adopted on May 23, 1939, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

296-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Gottfried Real Properties, Inc., owner (Sam Gottfried, lessee).

SUBJECT—Application for consideration—reopening, amendment of resolution and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under sections 7c, 7h and 7i of the zoning resolution, permitting in a business use district, the alteration and extension of existing gasoline service station, showroom for sales and display of autos and parking for five cars, so as to be used for gasoline service station, auto showroom for new and used cars, auto repair, brake testing, wheel alignment, lubrication, office and sales of auto accessories, parking and storage of more than five motor vehicles, parking of cars waiting to be serviced and garage for five cars.

PREMISES AFFECTED—1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81 and 83), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (296-45-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, affecting premises 1769-1779 Coney Island avenue, east side, 315 ft. south of Avenue N (Block 6749, Lots 78 and 81), Borough of Brooklyn was granted by the Board November 20, 1945, as Vol. I, on certain conditions; and

WHEREAS, this application under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station, motor vehicle repair shop, showroom and garage for five motor vehicles (previously granted by the Board) to be used as gasoline service station, auto showroom for new and used cars, motor vehicle repair shop, brake testing and wheel alignment, lubrication, office and sale of auto accessories, parking and storage of more than five motor vehicles, parking of cars waiting to be serviced and garage for five motor vehicles, affecting premises 1763-1779 Coney Island avenue, east side, 265 ft. south of Avenue N (Block 6749, Lots 78, 81, 83), Borough of Booklyn was granted by the Board September 20, 1949, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted September 20, 1949 only by adding thereto:

". . . that the number of gasoline storage tanks shall not exceed six (6) 550 gallon tanks, located substantially where four tanks are now indicated on plans referred to herein; that in view of the statement by the applicant that plans have been approved by the department of housing and buildings and the work has been substantially completed, that all work shall be completed within three (3) months from the date of this amended resolution (Alt. Applic. 5088-48)."

263-46-BZ

APPLICANT—Smith and Aigner, for Olive O. Kalmus, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection of a building to be used as a store, automobile repair shop, garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Randolph M. Smith and G. Kalmus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (263-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the erection of a building to be used as store, automobile repair shop, garage for more than five motor vehicles and gasoline service station affecting premises 65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens, was granted by the Board July 16, 1946, on certain conditions; and

WHEREAS, the resolution was amended and time to obtain permits and complete the work was extended July 15, 1947; and

WHEREAS, time to obtain permits and complete the work was extended June 29, 1948 and September 13, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1946 as amended through September 13, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the department of housing and buildings and that a portion of the work has been completed, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution." (N. B. App. 1097/46).

844-47-BZ

APPLICANT—Lama, Proskauer and Prober, for Louis Mintz, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubritorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmas avenue and 731-739 Rockaway parkway, northeast corner (Block 8115, Lots 6 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (844-47-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium and auto laundry, affecting premises 9701-9715 Ditmas avenue, and 731-739 Rockaway parkway, northeast corner (Block 8115, Lots 6 and 8), Borough of Brooklyn, was granted by the Board December 16, 1947, on certain conditions; and

WHEREAS, time to submit plans for approval was extended March 23, 1948; and

WHEREAS, time to obtain permits and complete the work was extended February 15, 1949; and

WHEREAS, plans were approved and the resolution was amended October 4, 1949; and

WHEREAS, amended plans were approved as being in substantial compliance with the Board's requirements March 21, 1950; and

WHEREAS, the applicant requested a further extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1947, as amended by resolutions adopted through March 21, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that all plans have been approved by the department of housing and buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution." (Alt. App. 895/47)."

30-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Max Friedel, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as per revised plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station, to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner (Block 1304, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time to complete extended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (30-48-BZ—Vol. II)

WHEREAS, this application under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium to include the parking and storage of more than five (5) motor vehicles affecting premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner (Block 1304, Lot 1), Borough of Brooklyn was withdrawn without prejudice, as Vol. 1, December 7, 1948; and

WHEREAS, this application under sections 7c, 7i, 7h and 7A of the zoning resolution, to permit in residence and business use districts, the reconstruction and extension of accessory building of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office, and to permit the parking and storage of more than five motor vehicles and to permit curb cuts more than the permitted distance from the intersection was granted by the Board, as Vol. II, February 7, 1950, on certain conditions; and

WHEREAS, the resolution was amended April 11, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 7, 1950, by adding thereto:

". . . that in the event the owner desires to omit the porte cochere and to move all pumps back ten feet from the Bedford avenue building line and to face the accessory building with face brick instead of porcelain enamel and relocate new 550 gallon gasoline tanks, as indicated, such changes may be made, as proposed and as indicated on revised plans, marked 'Received September 27, 1950' (2 sheets), showing conditions as granted by the Board by resolution adopted February 7, 1950 and as proposed only so far as it has reference to the items above referred to, *on condition* that in all other respects the resolution adopted by the Board on February 7, 1950, as amended by resolution adopted on April 11, 1950, shall be complied with where not inconsistent with the proposed changes; and that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution. (Alt. Applic. 2112/49)."

942-48-BZ

APPLICANT—Charles N. and Selig Whinston, for 733 Columbus Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7A of the zoning resolution, permitting in a business use district, the alteration to existing building, with show windows and business entrance beyond permitted distance from intersection.

PREMISES AFFECTED—70-72 West 96th street, south south, 61 ft. 8½ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan.

APPEARANCES—
For Applicant: David Kraus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (942-48-BZ)

WHEREAS, this application under section 7A of the zoning resolution, to permit in a business use district, the alteration to an existing building with show windows and business entrance beyond the permitted distance from the intersection, affecting premises 70-72 West 96th street, south side, 61 ft. 8½ in. east of Columbus avenue (Block 1209, Lot 65), Borough of Manhattan was granted by the Board March 29, 1949 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 24, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution." (Alt. App. 1681/48)."

9-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannis Realty Corp., owner (Alpine Motors Corp., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution as to revised plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a building to be used as an automobile showroom, lubritorium, brake-testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room, and office, using more than the permitted area.

PREMISES AFFECTED—8729-8739 18th avenue, east side, 132 ft. south of Benson avenue and 130-140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (9-49-BZ)

WHEREAS, this application under sections 7i and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building to be used as an automobile show room, lubritorium, brake testing, wheel alignment, welding, painting and spraying, body and fender work, parts department, sales and waiting room, boiler room and office, using more than the area permitted, affecting premises 8729 to 8739 18th avenue, east side, 132 ft. south of Benson avenue and 130 to 140 Bay 19th street (Block 6403, Lot 12), Borough of Brooklyn was granted by the Board June 28, 1949, on certain conditions; and

WHEREAS, the resolution was amended January 24, 1950; and

WHEREAS, time to obtain permits and complete the work was extended June 27, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1949, by adding thereto:

". . . that in the event the owner desires to rearrange the building, as indicated on revised plans marked 'Received September 27, 1950' (4 sheets) and to omit the formerly proposed mezzanine, such changes may be permitted, provided that in all other respects the resolution adopted by the Board on June 28, 1949, is complied with where not inconsistent with the revised plans; and that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution (N. B. App. 1795/48)."

323-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Long Island Motors, Inc., and Pauline Kurfust, owners (Long Island Motors, Inc., lessee).

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office, auto showroom for new and used cars, using more than the area permitted.

PREMISES AFFECTED—59-01 to 59-19 37th avenue, 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10 and 12), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (323-49-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the extension of an existing storage garage for more than five motor vehicles, motor vehicle repairs, welding, painting and spraying, body and fender work, parts department, office, auto showroom for new and used cars using more than the area permitted, affecting premises 59-01 to 59-19 37th avenue; 34-59 to 34-67 59th street, northeast corner and 34-68 to 34-76 60th street (Block 1198, Lots 1, 7, 9, 10, 12), Long Island City, Borough of Queens was granted by the Board September 27, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the department of housing and buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution." (Alt. App. 458/49)

360-49-BZ

APPLICANT—Lama, Proskauer and Prober, for William F. Nawroth, owner.

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (360-49-BZ)

WHEREAS, this application under sections 7f, 7i and 7h of the zoning resolution, to permit in the business use portion of a plot, located in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, boiler room, storage of auto parts, office and the parking of more than five motor vehicles waiting to be serviced, affecting premises 69-05 Eliot avenue, 60-63 to 60-75 69th street, northeast corner and 60-66 to 60-74 69th place (Block 2838, Lots 22 and 41), Maspeth, Borough of Queens was granted by the Board September 13, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 13, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the department of housing and buildings, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution." (N.B. 1750/49)

363-49-BZ

APPPLICANT—Lama, Proskauer and Prober, for Henruth Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted.

PRMISES AFFECTED—4414-4424 13th avenue and 1273 1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO OPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (363-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use, C area district, the extension to existing building using more than the area permitted, affecting premises 4414 to 4424 13th avenue and 1273 to 1283 45th street, northwest corner (Block 5610, Lot 36), Borough of Brooklyn was granted by the Board October 4, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 4, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the department of housing and buildings and work is about to commence, that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution." (N.B. Applications 317 and 318/48)

385-49-BZ

APPLICANT—DeRose and Cavalieri, for Kathryn G. Fitzpatrick, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction, rearrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium.

PREMISES AFFECTED—3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx.

APPEARANCES—
For Applicant: George J. Cavalieri.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO OPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (385-49-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, rearrangement and extension of existing gasoline and oil selling station and the addition of brake testing, wheel alignment, motor vehicle repairs, car washing and lubritorium, affecting premises 3731-3755 East Tremont avenue and 2904 Randall avenue, southeast corner (Block 5435, Lots 33 and 35), Borough of The Bronx was granted by the Board November 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this amended resolution." (N.B. App. 390/49)

719-49-BZ

APPLICANT—Lama, Proskauer and Prober, for 756 Utica Avenue Corp., owner (Model Auto Service, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution re revised plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7f and 7i of the zoning resolution, permitting in a business use district, for a term of fifteen years, the change in use from auto laundry, greasing, battery service, storage of parts and accessories and office, to lubritorium, motor vehicle repairs, auto laundry, office and sales of auto accessories and the parking and storage of more than five motor vehicles.

MINUTES

PREMISES AFFECTED—750-756 Utica avenue, west side, 100 ft. south of Lenox road (Block 4655, Lot 9), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (719-49-BZ)

WHEREAS, this application under sections 7c, 7i and 7f of the zoning resolution, to permit in a business use district the change in use from auto laundry, greasing, battery service, storage of parts and accessories and office, to lubritorium, motor vehicle repairs, auto laundry, office and sales of auto accessories, parking and storage, for more than five motor vehicles (previously granted by the Board for a term of years, now expired), and gasoline service station, affecting premises 750 to 756 Utica avenue, west side, 100 feet south of Lenox road (Block 4655, Lot 9), Borough of Brooklyn was granted by the Board June 20, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950, by adding thereto:

". . . that in the event the owner desires to enlarge the accessory building and remove the office and accessory sales building, as indicated on revised plans marked 'Received September 28, 1950" showing conditions as granted by the Board by resolution adopted June 20, 1950, such changes may be permitted, provided that in all other respects the resolution adopted on June 20, 1950 where not inconsistent therewith shall be complied with; and that in view of statement by the applicant that work is now in progress, that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution, including the obtaining of a certificate of occupancy (Alt. App. 2685/49)."

40-50-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Queens 56th Corp., owner (Rego Park Auto Sales, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business district, the erection of ground signs.

PREMISES AFFECTED—89-01 Queens boulevard and 89-06 56th avenue, northeast corner (Block 1845, Lot 4), Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at written request of applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

726-27-BZ—Vol. II

APPLICANT—Edward Sharf, for William Luhrs, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, storage and sales of auto accessories, locker room and waiting room and the parking of cars waiting to be serviced (previously denied under section 21).

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Edward Sharf and Morton S. Cahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened for consideration under section 7f (previously denied under Section 21), subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

399-30-BZ—Vol. II

APPLICANT—Arnold Lubroth and Son, for Arnold Coppola, owner (Joseph and George Langel, lessees).

SUBJECT—Application for consideration—reopening as Vol. II—re new proposal—re Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use district, the alteration of an existing gasoline service station and garage for three cars (previously granted by the Board) and the inclusion of a storage room for auto accessories.

PREMISES AFFECTED—2808-2818 86th street and 2279-2285 West 8th street, southeast corner (Block 7166, Lot 88), Borough of Brooklyn.

APPEARANCES—
For Applicant: Jacob Lubroth.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal for alteration of premises, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

86-37-BZ—Vol. II

APPLICANT—Andrew DiCamillo, for Governor Clinton Co., Inc., owner (Louis Gottlieb, d/b/a Maiden Lane Parking Co., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of term expired by limitation—re Application (decision of the borough superintendent) under section 7h zoning resolution, to permit in a restricted retail district, the parking and storage of more than five motor vehicles (previously granted by the Board for a term of years).

PREMISES AFFECTED—148 West 31st street, south side, 200 ft. 6 in. east of 7th avenue (Block 806, Lot 69), Borough of Manhattan.

APPEARANCES—
For Applicant: Carmine Cappadona.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of term for parking, which expired in 1946, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

(Remaining minutes will be printed in the Bulletin of October 31, 1950).

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.
Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to October 24, 1950

Cal. No. *Dept.* *Premises Affected.*

726-50-BZ—H.B.Q.—24-26 Francis Lewis boulevard, southwest corner of 24th road (Block 4899, Lot 34), Flushing, Borough of Queens, N.B. 8003-50.

727-50-BZ—H.B.M.—296-302 Monroe street, south side and 468-470 Cherry street, north side, 175 ft. west of Corlears street (Block 263, Lots 31 and 13), Borough of Manhattan, Amendment to Alt. 2356-46.

728-50-A—H.B.M.—468-470 Cherry street, north side and 300-302 Monroe street, south side, 175 ft. west of Corlears street (1st floor); (Block 263, Lot 31), Borough of Manhattan, Amendment to Alt. 2356-46.

729-50-BZ—H.B.Q.—14-08 to 14-14 36th avenue and 36-02 to 36-10 21st street (Van Alst avenue); (Block 349, Lot 16), Long Island City, Borough Queens, N.B. 8125-50.

730-50-A—H.B.M.—2-6 East 14th street and 63-67 5th avenue, southeast corner (1-3rd floors); (Block 571, Lots 1-6 inclusive), Borough of Manhattan, Amendment to N.B. 246-46.

731-50-BZ—H.B.M.—176-178 Avenue of The Americas (6th), east side, 114 ft. 2 in. north of Spring street (Block 504, Lots 5 and 6), Borough of Manhattan, N.B. 187-50.

732-50-BZ—H.B.Q.—271-19 Union turnpike, north side, 93.31 ft. west of Hewlett street (Block 8555, Lot 72), Bellerose, Borough of Queens, E.S. 779-50.

733-50-A—F.D.—193 Manhattan avenue, northwest corner of West 108th street (13th floor and roof); Block 1844, Lot 12), Borough of Manhattan, Decision.

734-50-A—F.D.—119-125 West 25th street, north side, 225 ft. west of 6th avenue (roof penthouse); (Block 801, Lot 24), Borough of Manhattan, 80138-LC.

735-50-A—H.B.Q.—180-44 Liberty avenue, south side, 528 ft. west of Dunkirk street (1st floor); (Block 10343, part of Lot 40), Jamacia, Borough of Queens (under section 36, General City Law re building not facing on legal street), N.B. 6601-50.

736-50-BZ—H.B.Q.—87-15 117th street, east side, 76.5 ft. south of Jamacia avenue (Block 9237, Lot 99), Richmond Hill, Borough of Queens, N.B. 7939-50.

737-50-A—H.B.Bx—1555 Walton avenue, west side, 175.33 ft. south of East Mount Eden avenue (1st floor); (Block 2845, Lot 48), Borough of The Bronx, Amendment to Alt. 120-50.

738-50-BZ—H.B.B.—248-264 Throop avenue, 203-209 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn, Alt. 3518-50.

739-50-SM—JM Fibretone, Flame Retardant Finish Acoustical Treatment, manufactured by Johns-Manville Sales Corp., Material.

740-50-SM—Unit Structures, Inc., Unit Laminated Arches and Beams, manufactured by Unit Structures, Inc., Material.

741-50-SA—Federal Non-Clog Sewage Pump, Models VSA and CSY, manufactured by Federal Pump Corp., Appliance.

742-50-SM—Sussman Syphon-Cap (ventilator cap, stationary type), manufactured by Benjamin Sussman, Material.

743-50-SA—Martin Dry Cleaning Unit, Model 25-0, manufactured by Martin Equipment Corp., Appliance.

744-50-SA—Martin Dry Cleaning Unit, Model 50, manufactured by Martin Equipment Corp., Appliance.

745-50-SA—Martin Perc-Saver (for drying and deodorizing textiles after dry cleaning), manufactured by Martin Equipment Corp., Appliance.

746-50-SM—Pyroset D-O Fire Retardant; Pyroset D-5 Fire Retardant and Pyroset D-10 Fire Retardant, manufactured by American Cyanamid Co., Material.

747-50-A—H.B.B.—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn, Alt. 3572-50.

748-50-A—H.B.Q.—30-63 Steinway street, east side, 395 ft. north of 31st avenue (2nd floor); (Block 680, Lot 21), Long Island City, Borough of Queens, Alt. 2113-50.

749-50-A—H.B.B.—2203-2207 Bedford avenue, east side, 111 ft. 10 in. south of Church avenue and 2412-2414 Church avenue (Block 5104, Lots 6, 8, and 15), Borough of Brooklyn, Alt. 3278-50.

Restored to Docket

180-45-A—Vol. II—H.B.B.—1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn, Alt. 2229-49.

470-49-SM—Otis Elevator Co., Elevator Hoistway Doors and Entrances Swinging and Single Slide, Two-Speed and Center Opening (previously approved).

437-43-BZ—Vol. II—H.B.M.—421-429 West 54th street, north side, 300 ft. west of 9th avenue (Block 1064, Lots 16, 17, and 18), Borough of Manhattan, Decision re Certificate of Occupancy.

1174-38-BZ—Vol. II—H.B.M.—419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan, Alt. 1077-50.

196-35-BZ—Vol. II—H.B.Q.—40-13 Astoria boulevard

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and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens, N.B. 7265-49.

596-46-BZ — Vol. II — H.B.Bx. — Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx, N.B. 1046-50.

164-37-BZ—Vol. III—H.B.B.—9716-9726 Church avenue and 494-542 East 98th street, southwest corner (Block 4718, Lot 42), Borough of Brooklyn, N.B. 956-49.

379-47-BZ—Vol. II—H.B.B.—2203-2207 Bedford avenue, east side, 111 ft. 10 in. south of Church avenue and 2412-2414 Church avenue (Block 5104, Lots 6, 8 and 15), Borough of Brooklyn, Alt. 3278-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules .... Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form ..... Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules ..... July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of ..... June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime) ... Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ..... Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors) ..... June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ..... Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules ..... Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior) ..... May	6, 1947—Vol. 32, No. 18
Fire Drill Rules ..... Sept.	5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of .. Sept.	12, 1950—Vol. 35, No. 37
Fire Retarding Rules for Garages, etc. ..... July	18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of ..... Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for ..... Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules ..... May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules ..... Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection ..... June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules ..... Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems ... Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules ..... Jan.	17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of ..... Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings ..... Sept.	12, 1950—Vol. 35, No. 37
Plumbing Rules ..... Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules ..... Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..... May	30, 1950—Vol. 35, No. 22
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OCTOBER 31, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, October* 31, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

387-50-BZ—Application, June 5, 1950, under sections 7f, 7A, 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Dick Meyer Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected; premises 75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

437-50-BZ—Application, June 16, 1950, under section 7i of the zoning resolution, of Andrew Di Camillo, applicant, on behalf of Charles Resnikoff, owner (John Scopelliti, lessee), to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years; premises 8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

168-50-BZ—Application, March 9, 1950, under sections 7e, 7f and 7h of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Cohen-Kraushaar Realty Corp., owner, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years; premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

382-50-BZ—Application, May 31, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cono and Concetta Liguori, owners, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs; premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

443-50-BZ—Application, June 20, 1950, under sections 7c, 7e and 7h of the zoning resolution, of Sheer Realty Corp., applicant and owner (Sheer Motors, Inc., lessee), to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of used motor vehicles, and to permit the parking of patrons' motor vehicles; premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

483-50-BZ—Application, June 27, 1950, under sections 7f, 7h and 7i of the zoning resolution, of Henry George

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Greene, applicant, on behalf of John J. Cavanaugh, owner, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles; premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

537-50-A—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street (1st floor); (Block 2225, Lot 10), Borough of Brooklyn.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

216-40-BZ—Reopened September 12, 1950 as Volume II—Application, July 21, 1950, under section 7f of the zoning resolution of Oswald Fischer, applicant, on behalf of Vincent Rao and Charles Rao, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

599-44-BZ—Reopened March 28, 1950 as Volume II—Applicatoin, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Adelphia Paint and Color Works, Inc., owner, to permit in a residence use district, the extension of existing paint factory and paint storage; premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142). Ozone Park, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

780-45-BZ—Reopened July 25, 1950 as Volume II—Application, July 6, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Vito Santoro, owner, to permit in a residence use district, the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor; premises 1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

569-50-A—1818 to 1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

783-48-BZ—Application, August 5, 1948, under sections 7e and 21 of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Carey Garage Corporation, owner, to permit in a restricted retail use district, the construction of a driveway to existing garage (previously granted by the Board); premises 335-339 East 47th street, north side and 334-342 East 48th street, south side, 100 ft. west of 1st avenue, (Block 1340, Lot 31), Borough of Manhattan.

593-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years; premises South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

594-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises north side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

489-48-BZ—Reopened April 25, 1950 as Volume II—Application, March 30, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants on behalf of Harold Strauss, owner, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores); premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

126-50-BZ—Reopened September 26, 1950 as Volume II—Application, September 6, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Hogan Paint and Chemical Company, owner, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn); premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

OCTOBER 31, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, October* 31, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

172-48-SA—Anchor Oil Burner Model C-3.

407-48-SM—Vol. II—Lelite General Purpose Lightweight aggregate (reopened February 15, 1950 re amendment of resolution as to exterior use of Lelite).

1009-48-SA—Johnson Elevator Door Operator Company Elevator Hoistway Door Electric Contact Lock.

654-49-SA—DeVilbiss Automotive Drying Oven (Gas Fired).

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29-50-SM—B-Safe Door Pre-Vue (Model A) Door Interviewer.

557-50-SA—Tokheim Gasoline Dispensing Pumps—Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP and 40.

568-50-SA—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace; Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

24-50-SA—Ferro-Nil Injector.

383-50-SM—Terson 1.85 X-FRS-MRS and Terson 210-FRS-MRS (Vinyl Snythetic Resin Coated Fabric).

241-50-SA—Jackson and Church Oil Fired Suspension Units. Models OL-180S, OL-280S, OL-350S and OL-560S.

286-49-SA—Maytag Automatic Washer—Model AMP; (reopened October 3, 1950 re amendment of resolution to permit battery installation of Maytag Automatic Washer).

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

628-49-A-Vol. II—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of Sections 231 and 102 of the Multiple Dwelling Law as to means of egress (previously granted on condition); Premises 45 East 85th street, north side, 70 ft. west of Park avenue (3rd floor); (Block 1497, Lot 28), Borough of Manhattan (reopened October 10, 1950).

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

628-50-A—1172-1178 Park avenue and 74 East 93rd street, southwest corner, (8th, 11th and 12th floors); (Block 1504, Lot 40), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 8, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November* 8, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

200-50-BZ—Application, March 22, 1950, under section 21 of the zoning resolution, of Frank S. Parker Associates, applicant, on behalf of Treoforo Webster Avenue Corp., owner, to permit in an unrestricted use, C area district the extension of an existing garage for more than five motor vehicles, using more than the area permitted; premises 3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

306-50-BZ—Application, May 3, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Allen Bortner, owner, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office; premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

507-50-BZ—Application, July 5, 1950, under sections 7c and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Charles Theiss, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs; premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

677-50-A—131-34 to 131-44 Kew Garden road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street).

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

465-50-BZ—Application, June 27, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Elias Rubin, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced; premises 112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

524-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober,

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applicants, on behalf of George Massabni and May Massabni, owners, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing; premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

525-50-BZ—Application, June 29, 1950, under section 7h of the zoning resolution, of John P. Riley, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the tenant parking of motor vehicles; premises 5210-5240, 5360 and 5480 Broadway; 49 and 69 West 225th street; 2811, 2831 and 2861 Exterior street; 210 West 230th street and 125 West 228th street—blocks bounded by West 225th street, West 228th street, Broadway, Marble Hill avenue, West 230th street and Exterior street (Block 3265, Lot 1 and Block 3402, Lot 637), Borough of The Bronx; (Block 2215, Lots 116, 130 and 623), Borough of Manhattan, Marble Hill Houses.

614-50-BZ—Application, August 17, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Helen Horemiotis, owner, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed laundry, and the erection of more than one building on the lot; premises 153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

232-48-BZ—Reopened January 10, 1950 as Volume II—Application, November 7, 1948, under section 7e of the zoning resolution of Rudolph C. P. Boehler, applicant, on behalf of S. S. Glauber, Inc., owner (G. E. Walter and Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 8, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 8, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

646-50-SA—Dishmaster (Dishwasher for domestic use).

643-50-A—29-10 Thomson avenue, south side, from 28th to 29th streets (Block 273, Lot 1), Long Island City, Borough of Queens.

578-50-A—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

613-50-A—615-625 (625 displayed) Sutter avenue and 313-319 Sheffield avenue, northwest corner; (2nd floor); (Block 3754, Lot 1) Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 14, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

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403-50-BZ—Application, June 9, 1950, under section 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

512-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and maintenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 131 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 10), Borough of Brooklyn.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

288-50-BZ—Application, April 28, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John C. Kramer and Naomi Charmont, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office; premises 2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue "N" (Block 7666, Lot 15), Borough of Brooklyn.

486-50-BZ—Application, June 28, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years; premises 414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

414-50-BZ—Application, June 13, 1950, under section 21 of the zoning resolution of Joseph Schafran, applicant, on behalf of Jengus Realty orporation, owner, to permit in a business use, D area district, the erection and maintenance of a building using more than the area permitted; premises 114-07, 114-09 and 114-11 Queens boulevard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

726-27-BZ—Reopened October 17, 1950 as Volume II—Application, September 26, 1950, under sections 7f and 7e of the zoning resolution of Edward Sharf, applicant, on behalf of William Luhrs, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, locker room storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced; premises 74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

766-28-BZ—Reopened June 27, 1950 as Volume IV—Application, May 31, 1950, under section 21 of the zoning resolution of Andrew Di Camillo, applicant, on behalf of Dominick Alesi, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 820-828 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

530-42-BZ—Reopened September 12, 1950 as Volume III—Application, July 28, 1950 under section 7h of the zoning resolution of Imre Chairman, applicant, on behalf of Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee), to permit in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 358-374 Avenue of the Americas (6th), east side, from Washington Place to Waverly Place, 126-130 Waverly place and 87 Washington place (Block 552, Lot 37), Borough of Manhattan.

215-50-BZ—Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

342-50-BZ—Application, May 4, 1950, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Bros. Estates, Inc., owner to permit in the business use, C and D area district, portion of a plot located in a residence and busi-

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ness use district, the extension of existing building using more than the area permitted; premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12, and 13), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

633-50-BZ—Application, September 7, 1950, under sections 7A, 7e, 7f, and 7i of the zoning resolution of Norman Lederer and Leonard Joseph, applicants, on behalf of Lenia Eisenberg and Ida Lena Sackman, owners, to permit in a business and residence use, B area district, the erection and maintenance of a garage, for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area, and to permit curb cut and entrance on Clinton Place beyond the permitted distances from the intersection; premises 2175 Jerome avenue and 8 Clinton place, southwest corner, (Block 3195, Lot 86), Borough of the Bronx.

638-50-BZ—Application, September 11, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Edwin H. Thatcher, applicant, on behalf of Edward F. Glacken, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, office, salesroom, and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years; premises 9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, 9), Borough of Brooklyn.

673-50-BZ—Application, September 26, 1950 under sections 7f and 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Harry Weiser, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line; premises 284-288 South 9th street, and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 14, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

225-50-A—27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan.

664-50-A—1589-1597 (1587-1597 displayed) Atlantic avenue and 45-55 Troy avenue, northeast corner (2nd floor); (Block 1706, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 21, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 21, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

431-49-BZ—Application, June 2, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Geraldine Donohue, owner (J. & L. Auto Service, lessee), to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting, and spraying, sale and storage of auto parts, office and without the required

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rear yard; premises 103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonconforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

842-49-BZ—Application, November 17, 1949, under section 7c of the zoning resolution, of Joseph Lau, applicant, on behalf of Adolfo Bertelini, owner (Richard Bertelini, lessee), to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted; premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

150-50-BZ—Application, February 28, 1950, under sections 7a, 7c of the zoning resolution of Henry Nordheim, applicant, on behalf of Wiljay Realty Company, owner, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station; premises 1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 21, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 21, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

551-40-S—Vol. II—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor lobby); (Block 824, Lot 32), Borough of Manhattan; (reopened May 31, 1950).

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

662-50-A—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

708-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 133-03 Jamaica avenue, north side, 100 ft. east of 132nd street (Block 9284, Lot 6 and part of Lot 9), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November 28*, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the Meeting of October 17, 1950).

597-49-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Fred F. French Operators, Inc., owner (Harriette Turan, lessee).

SUBJECT—Application for consideration—reopening as Vol. II—re new proposal—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of automobiles and the erection of an office (previously denied re erection and maintenance of business building—stores).

PREMISES AFFECTED—49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15-20 inclusive), Borough of Manhattan.

APPEARANCES—
For Applicant: Fred C. Dahlem.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

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REGULAR MEETING

TUESDAY MORNING, OCTOBER 24, 1950, 10 A.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 10, 1950, were approved as printed in the Bulletin of October 17, 1950, Vol. 35, No. 42.

ZONING APPLICATIONS

263-48-BZ—Vol. II

APPLICANT—Imre Chairman, for 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee).

SUBJECT—Application reopened February 15, 1950—re Application (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the non-conforming use, (factory), by the proposed driveway through the business use portion of the plot.

PREMISES AFFECTED—674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Katz.

For Opposition: Elsie S. Jones.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. at request of objector; applicant concurring.

431-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Geraldine Donohue, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting and spraying, sale and storage of auto parts, office and without the required rear yard.

PREMISES AFFECTED—103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue, (Block 11153, Lot 10 and 13), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Gerard Litterin.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. for inspection by a committee and for decision without further argument.

842-49-BZ

APPLICANT—Joseph Lau, for Adolfo Bertolini, owner (Richard Bertolini, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted.

PREMISES AFFECTED—421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, Joseph H. Lombardi and Gino Bertolini.

For Opposition: None.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. for inspection and decision by the Board, without further argument.

150-50-BZ

APPLICANT—Henry Nordheim, for Wiljay Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station.

PREMISES AFFECTED—1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. for inspection and decision, without further argument.

224-50-BZ

APPLICANT—Henry Nordheim, for August J. Cunningham, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage.

PREMISES AFFECTED—2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Laid over to November 8, 1950, at 10 A.M. for inspection and decision, without further argument.

245-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Willis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection.

PREMISES AFFECTED—79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Thomas L. Zimmerman.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. for decision.

290-50-BZ

APPLICANT—Multer and Seymour, for Saul Schecter and Louis Kotler, owners.

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SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

APPEARANCES—
For Applicant: Gerald D. Broder.
For Opposition: Hugh J. Donohue and Sally Fogel.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. at request of objector, applicant concurring.

308-50-BZ

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Amiello Romano, Vincenza Sirchia and Edw. Hoffman, Dep't of Parks.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. for decision.

414-50-BZ

APPLICANT—Joseph Schafran, for Jengus Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—114-07, 114-09 and 114-11 Queens boulevard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

APPEARANCES—
For Applicant: Charles I. Goldman.
For Opposition: Paul Butkereit and Madeline Coufal.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. for inspection and decision without further argument.

507-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles Theiss, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs.

PREMISES AFFECTED—131-34 to 131-44 Kew Gardens road and 131-17 to 131-9 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama and Charles Theiss.
For Opposition: August Enz and Anna Enz.

ACTION OF BOARD—Laid over to November 8, 1950, 10 A.M. for inspection and decision without further argument.

562-50-BZ

APPLICANT—John J. Tricarico and Edward Manasse, for Bohack Realty Corporation, owner.

SUBJECT—Application (decision of borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted.

PREMISES AFFECTED—5515-5523 8th avenue and 801-809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Lillian J. Piombino.
For Opposition: None.

ACTION OF BOARD—Taken off calendar; applicant failed to notify owners in the affected area; referred to Engineer for new date of hearing.

2-42-BZ—Vol. II

APPLICANT—Joseph Lau, for 260 Delancey Street Corporation, owner.

SUBJECT—Application reopened May 16, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop, (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950).

PREMISES AFFECTED—260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

APPEARANCES—
For Applicant: Joseph Lau and Matthew Chess.
For Opposition: None.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. for full vote of the Board; no further argument.

THE VOTE—
Affirmative: Commissioner Keating and Deputy Chief Guinee 2
Negative: Chairman Murdock 1
Absent: Commissioner Kleinert 1

339-32-BZ—Vol. II

APPLICANT—Arnold W. Lederer, for Murray I. Fisher, owner.

SUBJECT—Application reopened June 27, 1950 as Vol. II—re Application (decision of the borough superintendent), under sections 7c, 7A and 21 of the zoning resolution, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in business use district; and to permit a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn.

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APPEARANCES—
For Applicant: Alfred A. Lama and Murray I. Fisher.
For Opposition: William Rosenberg.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (339-32-BZ—Vol. II)

WHEREAS, Arnold W. Lederer, for Murray I. Fisher, owner, filed May 31, 1950, an application under sections 7c, 7A and 21 of the zoning resolution, to permit in the business and residence use portion of a lot located in a residence, business and unrestricted use district, the proposed factory occupancy of building, and also to permit the occupancy of more than the equivalent area in a business use district, and to permit a curb cut more than the permitted distance from the intersection, affecting premises 3511 to 3513 Fort Hamilton parkway, south side, 179 feet, 5 in. east of 36th street and 200-208 Minna street (Block 5302, Lots 17 and 18), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II, on June 27, 1950, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on September 26, 1950, after due notice by publication in the Bulletin, and laid over to October 24, 1950, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Minna street is in residence and unrestricted use, C area and Class 1 height districts; Fort Hamilton Parkway is in business and unrestricted use, C area and Class 1 height districts; and the site is in residence, business and unrestricted use, C area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1950, acting on Alt. Applic. 1001-50; reads:

"1. Proposed factory occupancy in bldg. located on a lot partly in a residential and partly in a business use district, and also occupying more than the equivalent area of lot in business use, is contrary to Art. 2, Sect. 3 and Art. 2, Sect. 4c of the Zoning Resolution.

3. Curb cut at rear more than 25 ft. from intersection of streets is contrary to Art. 2, Sect. 7A of the Zone Resolution."

and

WHEREAS, the applicant states the premises consist of a plot 85 ft. front by 202.24 ft. in depth, on which is located a vacant building (formerly a stable, 1 family and warehouse); that it is proposed to use the existing portion of the structure extending into the residential area for storage, enclosed loading spaces and factory as indicated; that this is about 62 ft. on the 1st floor and 25 ft. on the 2nd floor beyond the 100 ft. boundary line of the business district; that there are two buildings on the lot at present, the northerly building now being occupied by a pickle factory, although the legal occupancy is an auto repair shop with parking; that the present owner wishes to maintain the occupancy of this building in accordance with Cal. 339/32/BZ; that the pickle factory will be discontinued as soon as a proper tenant for the repair shop is obtained; that it is proposed to use the southerly building as a metal picture frame and lamp stand factory and a one-family dwelling for the owner; that a central heating plant will be provided; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under conditions designed to protect the property owners on the rear street; and

WHEREAS, the Board deemed that this was a proper case in which to exercise its discretion to grant a variance under section 7c of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c to permit the use of the premises substantially as proposed and as indicated on plans filed with this application, marked "Received May 31, 1950" (1 sheet) and "July 24, 1950" (3 sheets) and for the occupancy of the buildings as proposed, *on condition* that there shall be erected on the interior lot line and the rear lot line a substantial woven wire fence, without openings therein, to a height of not less than 5 ft. 6 in.; that all shipping, delivery and receipt of merchandise shall be solely from Fort Hamilton parkway; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 488-50-A; that this resolution supersedes prior resolution adopted October 25, 1932; that there shall be no advertising on the portion of the premises within the residence use district; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

408-44-BZ—Vol. II

APPLICANT—Oscar S. Rosner, for Blackwell Holding Corp., owner (Espey Manufacturing Co., Inc., lessee).

SUBJECT—Application reopened as Vol. II September 19, 1950—re Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the proposed change in use of 1st floor of an existing building, from storage and shipping to manufacturing use.

PREMISES AFFECTED—524-528 East 72nd street, south side, 131 ft. 11⅜ in. west of Franklin D. Roosevelt drive and 525-533 East 71st street, north side, 113 ft. 8¾ in. west of Franklin D. Roosevelt drive (Block 1483, Lot 33), Borough of Manhattan.

APPEARANCES—
For Applicant: Oscar S. Rosner.
For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLULTION (408-44-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting partly in a residence use and partly in an unrestricted use district, for a term of six years, the occupancy as a factory on the 3rd and 4th floors of an existing building now occupied on the two lower stories, facing on East 71st street as a garage for more than five motor vehicles, for the storage and shipping of vacuum cleaner parts on the 1st and 2nd stories and on the 3rd and 4th stories as garage for more than five motor vehicles, affecting premises 524-528 East 72nd street, south side, 373 ft. east of York avenue and 525-533 East 71st street (Block 1483, Lot 33), Borough of Manhattan, was granted by the Board July 25, 1944, on certain conditions; and

WHEREAS, the resolution was amended June 26, 1945 and February 19, 1946; and

WHEREAS, the term of variance was extended September 13, 1949; and

WHEREAS, the term of variance was extended on October 25, 1949, for a term of ten years; and

WHEREAS, the applicant requested reopening of this application, an amendment of the resolution; and

WHEREAS, this application was reopened by vote of the Board on September 19, 1950 and set for hearing on October 10, 1950 at 10 A.M.; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the

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Bulletin, laid over to October 17, for applicant to file block diagram and plans for building; and then laid over to October 24, 1950, for applicant to complete the application in accordance with the requirements; and

WHEREAS, the decision of the borough superintendent dated August 17, 1950 acting on Alt. Applic. 1607-50, reads:

"1. Proposed change of use 1st floor from storage and shipping to manufacturing in a residence district is contrary to Art. II, Sec. 3, Zoning Resolution."

and

WHEREAS, the applicant contends that the tenant in occupancy of the said 2nd, 3rd and 4th stories of the building 524-28 East 72nd street originally was known as Philharmonic Radio Corporation, the name of which was changed to Espey Manufacturing Company, Inc., and the use variance thus extended by resolution of October 25, 1949 had originally been granted by resolutions of this Board bearing the same calendar number adopted and amended respectively on July 25, 1944, June 26, 1945 and February 19, 1946; that the subject amendments and extension were granted because Espey Manufacturing Company, Inc., the tenant in occupancy of the 2nd, 3rd and 4th floors, had been engaged in important and highly confidential manufacture of products pursuant to contracts with the United States Government for the defense and security of the nation; that shortly prior to June 30, 1950, the said Espey Manufacturing Company, Inc. was desirous of obtaining and was in need of additional space for manufacturing purposes as the result of the outbreak of hostilities in Korea which was followed by the granting of contracts for the production of greater quantities of materiel on behalf of the Government by the said Espev Manufacturing Company, Inc., and that this need has been intensified under current conditions; that the applicant, Blackwell Holding Corp., owner of fee to the premises, entered into a lease with the said Espey Manufacturing Company, Inc., dated June 30, 1950 granting occupancy of the 1st story of said building, 524-28 East 72nd street, to Espey Manufacturing Company, Inc., for use for manufacturing and storage of its products upon condition, however, that the use variance heretofore granted by this Board as to the 2nd, 3rd and 4th stories be extended to cover this first or street floor and in default of which the lease is to be of no effect; that this would hamper the operations of the tenant, Espey Manufacturing Company, Inc., make them uneconomical, inefficient, if not difficult and impossible, and to that extent be hurtful and injurious to the Government's military program; that what is sought by the application is to grant the use variance for office and manufacturing purposes for the first or street floor and permit said uses pursuant to such variance for the same period as now has been granted by resolutions hereinabove described; that the need is very great and emergent, and that most of the building is now being used for manufacturing and office purposes.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1944, as amended by resolution adopted June 26, 1945 and as corrected on February 19, 1946, and as amended September 13, 1949 and October 25, 1949, by adding thereto:

". . . that the use of these premises may also include for the purposes as proposed the use of the first floor by the concern as stated and for the occupancy as stated, and as shown on revised plans marked "Received October 13, 1950," *on condition* that in all other respects the above referred to resolutions shall be complied with; that the use of the first floor shall be for a term similar to that now in force for the other floors; and that all permits required shall be obtained and all work completed within three (3) months from the date of this amended resolution."

66-50-BZ

APPLICANT—Moore and Landsiedel, for Frank A. Grasso, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—308 East 56th street, south side, 125 ft. east of Second avenue (Block 1348, Lot 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis B. Santangelo.
For Opposition: Alexander Rapaport.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guince..... 3
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (66-50-BZ)

WHEREAS, Moore and Landsiedel for Frank A. Grasso, owner, filed January 27, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, B area district, the erection and maintenance of a business building, using more than the area permitted, affecting premises 308 East 56th street, south side, 125 feet east of 2nd avenue (Block 1348, Lot 47), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on September 19, 1950, after due notice by publication in the Bulletin, and laid over to October 24, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue is in a business use, B area, class 1½ height district, that East 56th street is in residence and business use, B area, class 1½ height districts, and the site is in a residence use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 16, 1950, acting on N.B. Applic. 167-49, reads:

"1. Commercial building with the proposed use of cellar-storage, 1st floor—store, and 2nd floor—office and show room, in residential district is contrary to Art. II, Para. 3, zoning resolution.

2. Proposed commercial building in residence use district and B area district, occupying at curb level an area in excess of 65% of area of lot is contrary to Art. IV, Para. 12(b) zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 100 feet, 5 inches in depth, presently vacant; that it is proposed to erect a building 25 feet front by 90 feet in depth, on the 1st floor, 65 feet in depth on the 2nd floor, 22 feet in height, of class 1 construction, to be used as store, office and showroom; and

WHEREAS, the applicant contends that the proposed structure is to be 25 ft. by 90 ft. cellar and first story, and 25 ft. by 65 ft. on the second story, and asks for a variation of the use from residence to business and for the lot coverage on the first floor, from 65% to 90% of the lot area; that while the street is zoned for residence, the buildings each side of the subject premises contain stores on the first floor, so that the erection of the proposed building would not be creating a business use inasmuch as the business use already exists in this block; that the plot is only 2500 square feet in area, too small for an apartment house that would warrant the expenditure of such a building and too costly for a small apartment or dwelling, and that the facts show that these projects would be losing propositions; that the loss on the present investment and the taxes are mounting so that some sort of revenue must be found and that the only type of building that would warrant the investment is the one proposed, namely a business structure; that with reference to Item "K" on the application, there has been no change to the height or area, but that the use district was changed from business to residence on July 28, 1938; and

WHEREAS, the plot is part of a larger area under the same ownership or control; and

WHEREAS, present business uses in the block were established prior to the change of zone in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7e of the zoning resolution and that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

189-50-BZ

APPLICANT—Michael Levine, for Edith F. Schoepfer, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7f and 21 of the zoning resolution, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium.

PREMISES AFFECTED—74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Michael Levine, Gustav Schoepfer, William Schoepfer and Joseph Schoepfer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guince..... 3

Negative 0

Absent: Commissioner Kleinert..... 1

THE RESOLUTION (189-50-BZ)

WHEREAS, Michael Levine, for Edith F. Schoepfer, owner, filed March 15, 1950, an application under sections 7c, 7f and 21 of the zoning resolution, to permit in a business use district, the reconstruction of former existing gasoline service station to include auto laundry and lubritorium, affecting premises 72-24 Rockaway boulevard, south side, 81.39 feet west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 18, 1950, after due notice by publication in the Bulletin, laid over to September 12, 1950, for further hearing, after applicant filed complete plans; then laid over for hearing to September 19, 1950, at request of the applicant's representative; and then laid over to October 24, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 91st avenue is in residence and business use, D area and class 1 height districts; Rockaway boulevard and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 9, 1950, acting on N.B. App. 1/50, reads:

> "1. The reconstruction of a gasoline service station, lubritorium and auto laundry in a business use district is contrary to Art. II, Sect. 4(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 121.80 ft. front by 135.51 ft. in depth (irregular) presently vacant except for buried gasoline tanks; that it is proposed to erect a building 36 ft. 4 in. front by 27 ft. 8 in. in depth, one story 12 ft. in height to be used in conjunction with a gasoline service station, for office and storage room; that it is further proposed to install four dispensing pumps and to use the existing six 550-gallon gasoline tanks already buried; and

WHEREAS, the applicant contends that the premises had been used as a gasoline service station for a great number of years and the tanks are still in the ground; that the former building has been vandalized and premises have been unproductive of any return for many years; that the owner proposes to erect a modern gasoline service station; that its location and surroundings are such that it cannot be used for any conforming purpose and the granting of this application cannot adversely affect the neighborhood; that as a matter of fact, if it were not that more than a 50% alteration is being made, the premises could be altered without application for a variation; that the plot is unique and different from any other in the area; that while zoned for business purposes, it cannot be used for such or residential uses; that nothing new is being brought into the neighborhood that did not formerly exist and it is anticipated that a better looking station of modern design will be an improvement and not adversely affect anyone in the neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted on certain conditions; and

WHEREAS, the application withdrew section 7c as a basis of his application; and

WHEREAS, the Board deemed that this was an appropriate case in which to grant a variance under section 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received March 15, 1950" (1 sheet), "June 9, 1950" (2 sheets) and "July 31, 1950" (3 sheets), *on condition* that all existing uses on the premises shall be removed and the premises shall be leveled substantially to the grade of Rockaway boulevard; that the proposed gasoline service station shall be arranged substantially as indicated on such plans; that the accessory building shall be located substantially where shown and of the arrangement indicated; that the base of the pumps shall be not nearer than 10 feet to the street building line; that curb cuts shall be restricted to two, each not over 30 feet in width, to Rockaway boulevard; that no curb cut shall be nearer than 5 feet to a side lot line as prolongated; that the balance of the premises where not occupied by the accessory building and tanks shall be paved with concrete or other reasonably impervious paving; that on the side and rear lot lines there shall be erected a substantial woven wire fence of the chain link type erected on a masonry base of not less than 2 feet in height to a total height of not less than 5 feet, 6 inches, except that such fence may be reduced to a height of not less than 4 feet within ten feet of the street building line of Rockaway boulevard; that there shall be no opening in the fence to the adjoining premises; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the number of gasoline storage tanks shall not exceed six 550 gallon tanks; that if such tanks are existing, they shall be tested by the fire commissioner before being used; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and all roof signs and all illumination above the roof or on the proposed cupola of the accessory building, but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that complete working drawings shall be submitted to the Board for approval before submission to the department of housing and buildings; that such plans shall be submitted within six (6) months and after approval of same, all permits required shall be obtained and all work completed within six months thereafter.

MINUTES

534-50-BZ

APPLICANT—Burke, Morrison and Green, for Campus Hall Apts. Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use, D and F area district, the erection of more than one building on a lot, without the required setbacks, courts and yards to permit the parking of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke, Edward Sharf, Martyn N. Weston and David Minkin.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (534-50-BZ)

WHEREAS, Burke, Morrison & Green for Campus Hall Apts. Inc., owner, filed July 6, 1950 an application under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use, D and F area district, the erection of more than one building on a lot without the required set backs, courts and yards, and to permit the parking of motor vehicles on the unbuilt upon portions of the plot, affecting premises 150-25 to 150-87 70th road, 65-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 70th road, 151st street, 152nd street, 153rd street and Kissena boulevard are in a residence use, D area, class 1 height district; that 150th street is in a residence use, F area, class 1 height district, and that Melbourne avenue, Jewel avenue, 68th avenue, 68th road, 68th drive, 69th road, 70th avenue and the site are in a residence use, D and F area and class 1 height district; and

WHEREAS, the decisions of the borough superintendent dated June 7, 1950, acting on N.B. Applics. 3616 to 3653-50, read:

"1. The erection of more than one building on a lot is contrary to Article 1, section 5 of zone resolution.

2. Parking of motor vehicles within a res. district is contrary to article 2, section 3 of zone resolution.

4. Provide adequate setbacks, courts and yards for res. D and F district as per sect. 14, 16 and 18 of zone resolution."

(Above objections apply to N.B. 3616-50 to 3626-50, inclusive).

"1. The erection of more than one building on a lot is contrary to article 1, section 5 of zone resolution.

2. Parking of motor vehicles within a res. district is contrary to article 2, section 3 of zone resolution.

4. Provide adequate setbacks, courts and yards for res. D and F district as per sect. 14, 16 and 18 of zone resolution."

(Above objections apply to N.B. 3627-50 to 3646-50, inclusive).

"1. The erection of more than one building on a lot is contrary to article 1, section 5 of zone resolution.

2. Parking of motor vehicles within a res. dist. is contrary to article 2, section 3 of zone resolution.

4. Provide adequate setbacks, courts and yards for a res. D and F district as per sect. 14, 16 and 18 of zone resolution."

(Above objections apply to N.B. 3647-50 to 3653-50, inclusive); and

WHEREAS, the applicant states that the premises consist of a plot, 1568.41 feet frontage by 780.36 feet in depth (Irregular), presently vacant; that it is proposed to erect 465 buildings divided into four projects, and that provisions are made for 516 cars in garages with 113 additional cars parked in the open; and

WHEREAS, the applicant contends that the use, area and height regulations affecting the area are set forth in a City Planning Commission letter, said letter being filed as part of this application; that photographs filed in connection with this application show that there are several buildings standing on the subject premises, and that said buildings have since been demolished; that as to the objection of "erecting more than one building on a lot," the applicant states that due to the complexity of the layout of the units on the plot, it would not be practical to subdivide the block further into individual lots and at the same time comply with all the other requirements of the zoning resolution as to yards, areas, etc.; that the entire development will be maintained under one ownership and management and owned subject to an undivided blanket mortgage, F.H.A. insured; that none of the units are provided with individual service connections; that by placing the buildings as desired without regard to lot lines, adequate cross ventilation is provided, suitable light and air maintained, playgrounds and landscaped areas appropriately spaced throughout the site; that as to parking of motor vehicles within a residential district, he further states that 516 cars will be garaged within the entire development with open air parking space for 113 cars, and that it is his intention to keep a maximum number of cars off the streets and thereby keep access open in the event of fire and to eliminate other evils inherent in street parking; that the development will consist of 930 apartments and no rental garages are available within a reasonable distance; that all buildings are set back a distance of 20 feet from the building line while in several instances the setback is much more; that adequate distances between buildings, both rear and side, have been maintained and an examination of the plot plan will disclose that they have been so designed as to provide cross ventilation; that yards are at least equal to adjoining yards; that provision has been made for laundries, general storage spaces and baby carriage spaces in the various buildings, and that play spaces for children are also provided; that the development as proposed comprises two-story units with peaked roofs throughout; that the garden type apartments desired will not excessively increase the population of the area; the increase approximating that which would be brought about by the

erection of two-family or semi-detached one family dwellings; that considerable time and effort has been devoted to the proper planning and layout, which is in conformity with all Federal Housing Administration requirements, the street layout having been presented to and approved by both the City Planning Commission and the Board of Estimate, and that as a result, no portion of any building is located in the bed of a mapped street; that other builders have constructed similar units after having obtained similar relief; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, in connection with Objection 1, on the applications as stated, to permit the erection of more than one building on a lot as proposed and as indicated on plans filed with this application marked "Received July 6, 1950," 5 sheets, "October 2, 1950," 1 sheet, and "October 24, 1950," 1 sheet; and as to Objection 4, as to such applications, that the open spaces shall be arranged as proposed and as indicated on such plans; that the percentage of coverage of the entire plot shall not exceed 21 percent, exclusive of garages; *withdrawn* as to objection 2, to comply; that in all other respects the buildings and occupanies shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 535-50-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

591-50-BZ

APPLICANT—Voorhees, Walker, Foley and Smith, for New York City Housing Authority, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the erection of more than one building on a lot and to permit the parking of motor vehicles on the unbuilt portion.

PREMISES AFFECTED—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses).

APPEARANCES—

For Applicant: Joseph B. Klein, James H. Brooks, Jr., and Max B. Schreiber.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (591-50-BZ)

WHEREAS, Voorhees, Walker, Foley and Smith for New York City Housing Authority, owner, filed July 31, 1950 an application under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district the erection of more than one building on a lot and to permit the parking of motor vehicles on the unbuilt upon portion of plot, affecting premises 65-10 to 65-64 Parsons boulevard, 67-01 to 67-47 Kissena boulevard, 67-02 to 67-42 Parsons boulevard, 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard, 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue, 70-05 to 70-29 Kissena boulevard, 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Jewel avenue and Parsons boulevard are in a residence use, and that 71st avenue, Kissena boulevard and the site are in residence and local retail use, and that all are in D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1950, acting on N.B. Applic. 3737 to 3771-50, reads:

> "1M. The erection of more than one building on a lot is contrary to Art. I, Sec. 1(v), Zoning Resolution.
>
> 3M. Parking of motor vehicles in a Residence Use District is contrary to Art. II, Sec. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 1539.05 feet frontage by 1057.64 feet in depth (irregular) and 648.25 feet frontage by 1056.47 feet in depth (irregular), presently vacant; that it is proposed to provide 9 parking areas thoughout the project to accommodate 404 cars; and

WHEREAS, the applicant contends that the project under appeal consists of 35 buildings, 22 of which are 7-story buildings and 13 of which are 3-story buildings, in addition to which there is a nursery building located between buildings 21 and 22 and that these buildings are to be of class 1 construction; that the net area of the site is 2,107,742 square feet or 48.386 acres; that the total coverage of the site is 369,877 square feet and that coverage amounts to only 17.5% of the site; that a study of the plot plan filed with this application will show the disposition of buildings on the property, also the amount of paved and landscaped area; that the boiler-room for the entire project is located between buildings 21 and 22 and contemplates the use of oil as fuel, and that garbage disposal will be taken care of by incinerators placed under each building; that nine parking areas are provided throughout the project to accommodate 404 cars in addition to which the private streets will accommodate 217 cars, and that off-street parking is provided for approximately 30% of the 2070 families the project will accommodate and that congestion on public streets would be alleviated through this use; that some tenants of Pomonok Houses can be expected to own private cars because of the medium rent schedules and that the small number of vehicles to be parked in any one space would not prove a nuisance to residents immediately adjacent; that no gasoline sales or other vehicle services would be provided in conjunction with these areas and that no charge will be made for parking; that the entire project will be under the control and supervision of the New York City Housing Authority, who will see that the property is maintained in an orderly and sanitary condition; and

WHEREAS, the applicant stated that all residential buildings are in compliance with the Multiple Dwelling Law; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and is therefore entitled to relief as to use, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulation of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the erection of more than one building on a lot, ***on condition*** that the buildings shall be located and arranged substantially as proposed and as indicated on plans filed with

this application marked "Received July 31, 1950," 15 sheets; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 592-50-A; and withdrawn as to Objection 3M, to comply; that all permits shall be obtained and all work completed within (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

537-50-A

APPLICANT—Continental Baking Co., Inc., owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street (1st floor); (Block 2225, Lot 10), Borough of Brooklyn.
APPEARANCES—
For Applicant: Willy Kuhl.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Laid over to October 31, 1950, at 10 A.M. at request of applicant's representative.

677-50-A

APPLICANT—Lama, Proskauer and Prober, for Charles Theiss, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—131-34 to 131-44 Kew Garden road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens, under section 35, General City Law re bed of mapped street.
APPEARANCES—
For Applicant: Alfred A. Lama and Charles Theiss.
ACTION OF BOARD—Laid over to November 8, 1950, 10 A.M. for inspection and decision without further argument.

395-50-A

APPLICANT—James Hodes, for Lindy Garage, Inc., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (basement); (Block 3029, Lot 15), Borough of The Bronx.
APPEARANCES—
For Applicant: C. E. Eshelman and J. R. Fitzpatrick.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (395-50-A)

WHEREAS, James Hodes for Lindy Garage, Inc., owner, (Surface Transportation Company, lessee) filed May 24, 1950 an appeal from an order and decision of the fire commissioner, affecting premises 2044-2086 Webster avenue, east side, 286.46 ft. north of East 179th street and 4345-4381 Park avenue (Block 3029, Lot 15), Borough of The Bronx; and

WHEREAS, Order 73018-LC issued by the fire commissioner May 23, 1949 and repeated in a decision of the fire commissioner dated May 19, 1950, reads:

"1. Provide tell-tale to fill."

and

WHEREAS, the applicant states that the building is 251 ft. front by 250 ft. in depth, one story and basement, 45 ft. in height, of class 2 construction, erected in 1928, located in a business and unrestricted use B area, class 1¼ height district, used and occupied since 1928: basement—storage of more than five busses; 1st floor—storage of more than five busses; that the building is equipped with an approved standpipe system, an approved two-source sprinkler system throughout, an interior fire alarm system; that there are two 36 in. wide steel interior unenclosed stairs; and

WHEREAS, Certificate of Occupancy 1276-28 issued August 6, 1928 upon completion of work under N.B. 3020-25 describes the building as a one-story public garage of brick construction; and

WHEREAS, under Cal. 38-26-BZ the Board granted permission to extend the existing garage into the business use district; and

WHEREAS, the applicant states that it is proposed to install a Petrometer on each of the three tanks at a location near the fill boxes on the Park avenue front; that the Fire Department will not accept this method but requires a tell-tale line from the tanks to the fill boxes on Park avenue; and

WHEREAS, the applicant contends that the tanks are 22 ft. lower than the fill boxes and before a tell-tale line would show that the tanks were full there would be 22 ft. of fuel in the vent pipes; that the tanks are 6000 gallon capacity; that when the tanks are filled, each tank is stuck and the oil truck driver is informed of the number of gallons that should be placed in the tank; that the tanks are never filled beyond 4000 gallons to avoid the possibility of overflowing; that the present equipment has been in use for 20 years; that sidewalk boxes have been installed over the regular approved fill boxes and a sump provided to catch any oil which might be spilled from the hose when it is disconnected from the fill line; that these sumps are checked each day; that the lease on this property expired on December 31, 1949 and the building is now used by the tenant on a monthly basis and is expected to be vacated shortly; and

WHEREAS, Fire Department folder 5500-6 indicates that three 6000 gallon tanks and one 2000 gallon tank for the storage of gasoline were installed pursuant to a resolution adopted by the Board of Hazardous Trades February 3, 1928 and that permit was issued August 17, 1943 for the storage of 8000 gallons of gasoline in one 6000 gallon tank and one 2000 gallon tank, 1675 gallons of lubricating oil, 12000 gallons of Diesel oil and 110 gallons of kerosene; that this permit was renewed August 24, 1944 and on August 8, 1945 permit was issued for the storage of 8000 gallons of gasoline in one 6000 gallon tank and one 2000 gallon tank, 12000 gallons of Diesel oil in two 6000 gallon tanks, 3835 gallons of lubricating oil in 4 tanks and 110 gallons of kerosene; that a permit issued August 27, 1946 permits the storage of 6000 gallons of gasoline in one tank; 12000 gallons of Diesel oil in two tanks and was renewed October 2, 1947 and September 1, 1948; and

WHEREAS, plans filed with this appeal marked "Received May 24, 1950, two sheets, indicate that there are two 6000 Diesel oil storage tanks and one 6000 gallon gasoline storage tank located below the cellar floor towards Park avenue front of the building with suction pumps located at the cellar floor level and fill boxes on the Park avenue front of the building at curb; and

WHEREAS, a report dated April 28, 1949, in the Fire Department folder, indicates that the fill boxes are on the Park avenue side of the building and the vent pipes located approximately 125 ft. away on the opposite side of a wing of the building and not visible from the fill boxes; and

WHEREAS, the Board deemed that a tell-tale should be installed in accordance with the requirements and was of the opinion that the proposed "petrometer" was not desirable for this location.

Resolved, that the order of the fire commissioner acting on Order 73018-LC, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

MINUTES

408-50-A

APPLICANT—Joseph Wurm, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Margaret Wurm.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (408-50-A)

WHEREAS, Joseph Wurm, owner, filed June 12, 1950, an appeal from an order of the fire commissioner, affecting premises 11-48 46th road, south side, 99.72 ft. west of 21st street (Block 56, Lot 49), Long Island City, Borough of Queens; and

WHEREAS, Order #24828-LC issued by the Fire Commissioner May 17, 1950, reads:

"4. Provide that the gas fired drying ovens shall be of a type as approved by the Board of Standards and Appeals. Rule 4.3.1, Spray Rules."

and

WHEREAS, the applicant states that the building is one story, 18 ft. in height, 40 ft. by 100 ft. in area, class 3 construction, erected in 1949, located in a business use, B area, class 1½ height district; used and occupied since August 1, 1949 for repairing and refinishing dental equipment, 6 persons; and

WHEREAS, Certificate of Occupancy Q60627 issued December 28, 1949, upon completion of work under NB 872/49, permits the following use and occupancy: Cellar—boilerroom; 1st floor—manufacturing dental equipment, office and showroom, 11 persons; and

WHEREAS, the applicant contends that the three gas-fired ovens involved were manufactured by the owner 12 years ago and were in use at 204 East 23d street, Manhattan; that the ovens are constructed of double walls made of 16 gauge steel, supported by 2 in. by 2 in. angle iron, insulated with 3/16 in. asbestos and comply with the requirements of the Spray Rules; that these ovens were manufactured by the owner to his own size as each oven holds a certain amount of dental equipment parts; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the order of the fire commissioner acting on Order 24828-LC, Objection 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuance of the existing gas fired drying ovens as formerly permitted to be used at 204 East 23rd street, Manhattan, *on condition* that such ovens shall be maintained to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the sprinkler and other requirements shall be maintained to the satisfaction of the fire commissioner as to the spray booths and any other equipment under his jurisdiction.

456-50-A

APPLICANT—Lion Match Company, Inc., owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: H. J. Burke and S. B. Bazavoff.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (456-50-A)

WHEREAS, Lion Match Company, Inc., owner, filed June 22, 1950 an appeal from an order and decision of the fire commissioner affecting premises 43-35 24th street, northeast corner of 44th road (Block 435, Lot 1), Long Island City, Queens; and

WHEREAS, Order 21012-LC issued by the fire commissioner July 26, 1949 and repeated in a decision of the fire commissioner dated June 5, 1950, reads:

"With reference to your application dated June 7, 1949, for a permit to store matches at the above location, this department is without power to grant such a permit for the following reason:

C19-46.0-b provides that no permit shall be issued for the storage or sale of matches within the city in quantities aggregating more than 60 matchmen's gross for any premises which are occupied as a workshop. (Printing on 2nd story)."

and

WHEREAS, the applicant states that the building is two stories 30 ft. in height, 183 ft. 5⅝ in. by 217 ft. 2⅜ in. irregular in area, of class 1 construction, erected about 1917, located in an unrestricted use B area, class 1½ height district, used and occupied since 1949: cellar—storage of rolls of paper—2 persons; 1st floor—storage of rolls of paper, talc and non-combustible chemicals and finished safety book matches in cartons—15 persons; 2nd floor—printing of match book covers, wrapping and offices—108 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system, an approved two-source sprinkler system throughout, an approved interior fire alarm system, and two interior concrete stairs 4 ft. wide, concrete enclosed, equipped with steel self-closing doors, one of which stairs leads from street to roof and the other from roof to second floor with access to roof by ladder and scuttle; and

WHEREAS, the applicant states that the building has been used for many years for the storage of safety book matches in sealed corrugated containers; that these containers are stored in the open floor area on the first floor only; that recently a printing department was installed on the second floor to print match book covers; that varnish type printing inks are used and small quantities of such inks are stored in sealed containers; that no inflammable or combustible materials are stored on the second floor; that an application has been filed under Alt. 750-50 for a certificate of occupancy for use of the building as a factory and warehouse; that under such application it is proposed to install an extra enclosed stairway; that as the building is occupied by the owner and the printing operations are an integral part of the product manufactured, it would constitute an extreme hardship and disrupt the applicant's business if it were impossible to carry on the printing in the building or necessary to discontinue the printing of match book covers or the storage of safety book matches in the building; that no matches are manufactured in this building; that the matches stored in this building are of the safety type only; and

WHEREAS, examination of Fire Department folder 103478.26 indicates that application for permit has been filed to store more than 5,000 matchmen's gross; and

WHEREAS, the applicant states that there will be a maximum of 20,000 cases, each case containing 2,500 books of matches in the first floor of the building and that no matches will be stored on the 2nd floor or cellar; that material stored on such floors shall consist of coverstock, folding boxes, etc.

Resolved, that the decision of the fire commissioner acting on Order 21012-LC, be and it hereby is *modified* and

that the appeal be and it hereby is *granted on condition* that there shall be no storage of matches on the second floor where the printing of match book covers is proposed; that such printing shall occupy a space of approximately 4,000 sq. ft. at the northeast corner of the building; that the ramps shown on plans filed with this appeal marked "Received June 22, 1950," 4 sheets, shall be removed and the space floored over with approved materials so that there will be no open communication between floors; that the application filed with the Building Department under Alt. Applic. 750-50 shall be completed so that a certificate of occupancy can be obtained permitting the use of the building as factory and warehouse; that the factory work shall be restricted to the factory work herein permitted on the 2nd floor; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the standpipe system, two source sprinkler system and interior fire alarm system shall be maintained throughout the building in accordance with the requirements therefor and to the satisfaction of the fire commissioner.

488-50-A

APPLICANT—Arnold W. Lederer, for Murray I. Fisher, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Murray I. Fisher.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (488-50-A)

WHEREAS, Arnold W. Lederer, for Murray I. Fisher, owner, filed May 31, 1950, an appeal from a decision of the borough superintendent, affecting premises 3511-3513 Fort Hamilton parkway, south side, 179 ft. 5 in. east of 36th street and 200-208 Minna street (cellar, 1st and 2nd floors); (Block 5302, Lots 17 and 18), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1950, acting on Alt. Applic. 1001/50, reads:

"2. Provide a dual means of exit that conforms with 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 2 stories, 25 ft. in height, 25 ft. by 162 ft. in area at 1st floor, 25 ft. by 122 ft. in area at 2nd floor, class 3 construction, erected in 1920 on a lot 85 ft. by 202.24 ft. in area, located in unrestricted, business and residence use, C area and class 1 height districts; used and occupied since May, 1950: Cellar, storage; 1st floor, manufacturing metal lamp parts, 30 persons; 2nd floor, picture frame and lamp base factory and one family, 30 persons; that no change in use or occupancy is now proposed; that the building is equipped with two interior wood stairs, enclosed in fire-retarded partitions equipped with kalamein, self-closing doors; one stairs leads to street and ladder and scuttle to the roof is provided; that there is one exterior stair extending to roof by stair and to yard by stair with egress through yard direct to street; that windows and doors on the course of the fire escape are fireproof, self-closing; and

WHEREAS, the applicant contends that the building was erected in 1907 as a stable, carriage house and dwelling, 25 ft. by 125 ft. in area and Certificate of Occupancy #452 of 1921 was issued for the following: Basement—stable, 30 horses; 1st floor—wagon storage, 2nd floor, dwelling, 1 family; that a 40 ft. deep frame one-story extension at the rear was replaced with a concrete block extension under Alt. Applic. 7621/26 and under N.B. 4567/27 a one-story wagon room and storage building was erected and Certificate of Occupancy #56391/29 issued; applying to the one-story building at the north portion of the plot, under Alt. 2744/29, Certificate of Occupancy #58991/29 was issued for cellar—stable—30 horses; 1st floor, 24 horses; 2nd floor—wagon room and one family, 120 lbs. liveload; that in 1932, Certificate of Occupancy #67527 was issued for the north one-story building for wagon storage; that this building is now used for a pickle works; that in 1932, permit #4318/32 was approved and Certificate of Occupancy #68005 issued, permitting: cellar and 1st floor, furniture storage; 2nd floor, warehouse; that subsequent to the action by the Board under Cal. 339-32-BZ, Certificate of Occupancy #70390/32 was issued for the north building for auto repair shop and yard for parking cars under Permit #9417/32; that under Alt. 4318/32, objection was raised for changing one prohibitive use to another in a residence district with structural alterations contrary to zoning; that this objection was waived by the Department, providing proof was shown of prior existing prohibited use; that upon completion of alteration, Certificate of Occupancy #68005/32 was issued; and

WHEREAS, the applicant states that it is now proposed to use the existing portion of the structure extending into the residence use district for storage, enclosed loading spaces and factory as indicated on plans filed with Cal. #339-32-BZ, Vol. II; that of the two buildings on the lot at present, the northerly building is occupied as a pickle factory, although its legally permitted use is an auto repair shop and parking; that the pickle factory will be discontinued; that it is proposed to use the southerly building as a metal picture frame and lamp stand factory and a one-family dwelling for the owner; that the exits will be improved in order to substantially comply with the Labor Law; that the exits will consist of three stairways from the second floor, two of which extend to the street and side yard, respectively, one of these, 3 ft. wide, extends directly to the street and the other consists of an outside stairway approximately 4 ft. wide; that one interior stairway 3 ft. 6 in. wide is a supplementary stairway; that all interior stairs will be enclosed in fire-retarded construction, equipped with self-closing one-hour fire test doors; that a 2 ft. by 3 ft. scuttle will be installed in the west stairway with a doublerung iron ladder to the roof; that the existing scuttle in the rear of the 2nd floor will remain; that the first floor has adequate means of egress; that cellar will be used only for storage and an iron ladder provided at the front area in addition to the present enclosed wood stairs; that the boilerroom will be enclosed in fireproof enclosure; that floor loads will be posted, exit signs and lights will be installed, the building on the lot line on Minna street will be enclosed in a 4 ft. 6 in. high wire fence; that curb cut will be relocated to Minna street in front of the unrestricted use district portion of the premises; that a new show window will be installed on the front of the building; that the entire front will be painted; that the first and second floors will be made to sustain 120 lbs. liveload where used for factory or storage purposes.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 1001/50, Objection 2, and that the appeal be and it hereby is *granted on condition* that the exits as proposed and as indicated on plans filed with this appeal and as filed with Cal. No. 339-32-BZ, Vol. 2 shall be maintained; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by resolution adopted this day under Cal. No. 339-32-BZ, Vol. 2.

535-50-A

APPLICANT—Burke, Morrison and Green, for Campus Hall Apts., Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent and an application filed pursuant to section 36 General City Law.

PREMISES AFFECTED—150-25 to 150-87 70th road, 69-25 to 69-55 150th street, 150-06 to 150-72 and 152-06 to 152-74 Jewel avenue, 70-06 to 70-20 Kissena boulevard (Block 6646, Lot 50, Block 6647, Lot 30 and Block 6656, Lot 63); 150-05 to 150-35 and 152-05 to 152-85 Jewel avenue, 67-01 to 67-49, 68-01 to 68-41 and 69-01 to 69-17 150th street; 67-01 to 67-85, 67-02 to 67-82 152nd street, 69-18 to 69-48 Kissena boulevard; 150-10 to 150-64, 152-06 to 152-56 Melbourne avenue (Block 6542, Lot 3); 67-02 to 67-88 and 68-10 to 68-20 150th street, 149-20 to 149-40 Melbourne avenue, 147-35 to 147-59 68th drive and 147-45 to 147-51 69th road (Block 6537, Lot 28 and Block 6644, Lot 26), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke, Edward Sharf, Martyn N. Weston and David Minkin.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION (535-50-A)

WHEREAS, Burke, Morrison and Green, for Campus Hall Apartments, Inc., owner, filed July 6, 1950, an application pursuant to Section 36 of the General City Law, for permission to erect buildings not facing on legal streets, bounded by Kissena boulevard, 70th road, and Melbourne avenue, (Block 6647, Lot 30, Block 6646, Lot 50, Block 6656, Lot 63, Block 6537, Lot 28, Block 6644, Lot 26 and Block 6542, Lot 3), Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated June 7, 1950, on N.B. Applications 3616 to 3653-50, read:

"3. Proposed attached frame dwellings contrary to Sec. 4.1.3 of B.C.

6. Location of some buildings as proposed do not face on legal street. Secure approval of Board of Standards and Appeals as per Sect. 36 of General City Law."

and

WHEREAS, the applicant states that the premises consist of a plot 1568.41 ft. irregular by 780.36 irregular in area, located in a local retail and residence use, D and F area, class 1 height district, which it is proposed to develop with a series of two story, class 4 constructed dwellings accommodating 930 families with provision for 521 garage spaces and 112 open parking spaces between the premises; and

WHEREAS, the applicant contends as to Objection 3, that the proposed dwellings will be two-family units separated from each other by masonry walls 12 in. thick at cellar and 8 in. thickness to under side of the roof boarding; that all partitions and ceilings will be plastered; that exterior walls will be masonry veneered not less than 4 in. thick and where the 8 in. dividing walls occur, the masonry veneer at such dividing walls will be fire stopped; and

WHEREAS, the applicant contends as to Objection 6, that since the Board is empowered to grant permission for the erection of buildings so situated, it is respectfully requested that the Board exercise its powers under Section 36 of the General City Law to permit the erection of the buildings as herein proposed; and

WHEREAS, the applicant states that the city map was altered by action of the Board of Estimate on August 17, 1950, Cal. Nos. 103-B and 103-C, to conform with the street layout as indicated on plans filed with the Board under Cal. 534-50-BZ; and

WHEREAS, the applicant has filed with the Board, under date of October 9, 1950, detailed drawings, one sheet, showing the method of fire stopping at the point where the dividing wall between building units meets the masonry veneer and where it meets the roof boarding; and

WHEREAS, in the opinion of the Board the buildings are multiple dwellings as to arrangement.

Resolved, that the decisions of the borough superintendent, acting on N.B. Applications 3616 to 3653-50, be and they hereby are *modified* and that the appeal be and it hereby is *granted* as to Objection 3, on condition that the construction shall be substantially in accordance with the requirements of the Building Code and as shown on plans filed with this appeal marked "Received October 20, 1950," 1 sheet, and in accordance with plans filed with application, Cal. No. 534-50-BZ, as granted this day; and as to Objection 6, *granted* under the powers vested in the Board under Section 36 of the General City Law, to permit certain buildings not facing directly on a legal street to be located where shown on such plans, provided adequate walks are maintained at all times from such buildings to a legal street; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 534-50-BZ.

592-50-A

APPLICANT—Voorhees, Walker, Foley and Smith, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—65-10 to 65-64 Parsons boulevard; 67-01 to 67-47 Kissena boulevard; 67-02 to 67-42 Parsons boulevard; 155-01 to 155-23 Jewel avenue and 69-01 to 69-41 Kissena boulevard (Block 6792, Lot 30); 70-02 to 70-20 and 70-30 to 70-40 Parsons boulevard; 154-02 to 154-06 and 155-12 to 155-30 Jewel avenue; 70-05 to 70-29 Kissena boulevard; 155-01 to 155-13, 156-03 to 156-17 and 154-01 71st avenue (Block 6792, Lot 1), Flushing, Borough of Queens (Pomonok Houses); (under section 36, General City Law re buildings not fronting on legal street).

APPEARANCES—

For Applicant: Joseph B. Klein, Max B. Schrieber and James H. Brooks, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION (592-50-A)

WHEREAS, Voorhees, Walker, Foley and Smith, for New York City Housing Authority, owner, filed July 31, 1950, an application pursuant to Section 36 of the General City Law to permit the erection of buildings not fronting on mapped street, affecting premises bounded by Parsons boulevard, Jewel avenue, Kissena boulevard and Parsons boulevard, 71st avenue, Kissena boulevard and Jewel avenue (Block 6792, Lots 30 and 1) (Pomonok Houses) Flushing, Borough of Queens; and

WHEREAS, the decisions of the borough superintendent dated July 12, 1950, on N.B. Applications 3737 to 3771-50, inclusive, read:

"2M. The erection of a building(s) not fronting on a legal street is contrary to Art. 3, Sec. 36, General City Law."

and

WHEREAS, the applicant contends that all buildings not fronting on legal streets will be provided with access to legal streets through a system of private streets within the project; that the circumstances in this case do not require the structures in question to be directly related to public streets.

Resolved, that the decision of the borough superintendent,

acting on N.B. Applications 3737 to 3771-50, inclusive, Objection 2M, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 36 of the General City Law, to permit the buildings as proposed not facing directly on a legal street, *on condition* that all such buildings shall be provided with private driveways and walks to give access to a legal street at all times and that such pathways shall be maintained for the convenience of the tenants; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. 591-50-BZ; that the arrangement of the buildings, driveways and sidewalks shall be in accordance with plans filed with such application.

Adjourned: 1:15 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 24, 1950, 2 P.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

371-45-A—Vol. II

APPLICANT—McCrory Stores Corp., lessee, for Wilmack Realty Co., Inc.

SUBJECT—Application reopened—restored to Docket October 10, 1950—re Appeal from a decision re an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—502-506 Fulton street, south side, 40 ft. east of Bond street, 9-17 Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest H. Schmid.

For Administration: E. A. Meyer, Fire Dep't

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (371-45-A—Vol. II)

WHEREAS, this appeal from an order of the fire commissioner affecting premises 502-506 Fulton street, south side, 40 ft. east of Bond street, 9-17 Bond street and 16-20 Hanover place (Block 160, Lot 7), Borough of Brooklyn was granted by the Board as Vol. I, June 26, 1945, on certain conditions; and

WHEREAS, this appeal was reopened as Vol. II, June 13, 1950, for consideration of a new order of the Fire Commissioner; and

WHEREAS, Order #23289 LC issued by the Fire Commissioner January 31, 1950, and quoted in his decision dated May 12, 1950, reads:

"1. Discontinue the use of the Class A Refrigerating system above the floor, as per C19-98.a, Admin. Code.
Note: Refers to 2 carbondale 1600 Ammonia systems on roof; violation of C19-98.0.d, Admin. Code."

and

WHEREAS, the applicant states the building is 7 stories, 80 feet in height, 60 ft. by 60 ft. by 125 ft. front by 192 ft. 2 in. in depth in area, of fireproof construction, erected in 1914, located in a business use district; used and occupied since 1922 as a retail store, as follows: Basement—salesroom, 640 persons; 1st floor, salesroom and restaurant, 752 persons; 2nd floor, salesroom, 720 persons; 3d floor—salesroom, 620 persons; 4th fl., stockroom—400 persons; 5th fl., office and girls' room, 400 persons; 6th fl., office and stockroom, 400 persons; 7th fl., storage and display room, 400 persons; penthouse—machinery, 10 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system and an approved one-source sprinkler system; that there is an approved interior fire alarm system and regular monthly fire drills are maintained; that there are four interior 44 in. wide metal stairs, enclosed with 6 in. tile and brick, equipped with metal, self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 112636 issued June 7, 1945, upon completion of work under Alt. Applic. 2822/44 permits the present use and occupancy and provides that the 2nd and 3rd floors are used in conjunction with the adjoining building on lot 18; and

WHEREAS, the applicant contends that the refrigeration system is a Class A plant used in conjunction with the first floor and basement salesrooms and operates as an indirect system, in accordance with the requirement of the Administrative Code; that this system was installed from plans approved in 1937 by the Bureau of Buildings, which at that time embraced the Bureau of Fire Prevention; that a permit was issued for its operation from 1938 and each year up to and including 1943; that on May 29, 1945, the Fire Department issued Order #99854-LC requiring the installation of an ammonia mixing valve, but due to installation difficulties the order was appealed and the appeal was granted by the Board on June 26, 1945, permitting the installation of a diffuser above the roof; that subsequent to the Board's order, Fire Department permits were issued annually to and including January 24, 1950.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 26, 1945 by adding thereto:

"that the location of the refrigeration machinery may be on the roof as proposed and as indicated on plans filed with this appeal marked "Received May 31, 1950," (two sheets), and marked "Received October 17, 1950," (four sheets), *on condition* that the requirements of the resolution as adopted June 26, 1945 shall be complied with in all other respects."

611-50-A

APPLICANT—William C. Vladeck, for 90 Eighth Avenue Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90 Eighth avenue, northwest corner of President street (6th floor) (Block 1065, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: William C. Vladeck.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

658-50-A

APPLICANT—William C. Vladeck, for 90 Eighth Avenue Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47 Plaza street, northwest corner of Union street (10th and 15th floors); (Block 1064, Lot 24), Borough of Brooklyn.

APPEARANCES—

For Applicant: William C. Vladeck.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

180-45-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Sherwill Holding Corp., owner (Flatbush Memorial Chapel, Inc., lessee).
SUBJECT—Application for consideration—reopening as Vol. III to consider proposed changes—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—1283-1285 Coney Island avenue, east side, 260 ft. south of Avenue I (2nd floor); (Block 6704, Lots 73 and 74), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
ACTION OF BOARD—Appeal reopened as Vol. III to consider new proposal and new decision on the proposed new plan to be obtained and filed.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

458-50-A

APPLICANT—American Dock Company, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 3—Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.
APPEARANCES—
For Applicant: A. J. Arbuckle.
ACTION OF BOARD—Laid over to October 31, 1950, 2 P.M. at request of applicant.

459-50-A

APPLICANT—American Dock Company, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 2—Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.
APPEARANCES—
For Applicant: A. J. Arbuckle.
ACTION OF BOARD—Laid over to October 31, 1950, 2 P.M. at request of applicant.

460-50-A

APPLICANT—American Dock Company, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Piers 4 and 5—Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.
APPEARANCES—
For Applicant: A. J. Arbuckle.
ACTION OF BOARD—Laid over to October 31, 1950, 2 P.M. at request of applicant.

536-50-A

APPLICANT—M. W. Del Gaudio for Ford Instrument Co., Inc., owner (Eversharp, Inc., lessee).
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—32-36 47th avenue, south side, from 32nd place to 33rd street; 47-15 32nd place and 47-30 33rd street (basement, 1st floor and penthouse); (Block 252, Lot 1), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Matthew W. Del Gaudio.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Appeal placed on Reserve Calendar pending consideration at a later date; hearing closed.

ZONING APPLICATIONS

1-27-BZ—Vol. II

APPLICANT—Solomon H. Bauch, for Intershire Investors, Inc., owner.
SUBJECT—Application for consideration—re consider condition and approval of plans—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, for a term of ten years, permitting in a business use district, the alteration and permanent use of a gasoline service station (previously granted by the Board under section 7f of the zoning resolution for a term of two years).
PREMISES AFFECTED—1124 Gunhill road, south side, from Yates avenue to Boston road (Block 4615, Lot 36), Borough of The Bronx.
APPEARANCES—
For Applicant: Solomon H. Bauch and Frank J. Ross.
ACTION OF BOARD—Application reopened, plans approved, resolution amended and term of variance and time extended.
THE VOTE TO REOPEN, APPROVE PLANS, AMEND RESOLUTION, EXTEND TERM OF VARIANCE AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (1-27-BZ—Vol. II)

WHEREAS, this application, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 1124 Gunhill road, south side, from Yates avenue to Boston road (Block 4615, Lot 36), Borough of The Bronx, was granted by the Board, as Vol. I, March 15, 1927, on certain conditions, for a term of two (2) years; and

WHEREAS, the term of variance was extended from time to time until July 14, 1933; and

WHEREAS, this application under section 21 of the zoning resolution was granted by the Board, as Vol. II, January 21, 1936, on certain conditions; and

WHEREAS, the term of variance was extended April 22, 1947 and January 3, 1950; and

WHEREAS, time to obtain permits, file plans and complete the work was extended from time to time and last extended January 31, 1950; and

WHEREAS, the applicant requested an approval of working drawings submitted as being in substantial compliance with the Board's requirements, a further extension of time to complete, a further extension of the term of variance and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received October 17, 1950" (two sheets), as being in substantial compliance with the resolution adopted by the Board on January 21, 1936, as extended from time to time through January 31, 1950, and to permit two curb cuts as shown to Yates avenue and to omit the requirement of the resolution as to a concrete curbing along the property lines; that re-

pairing under section 7i shall be limited to minor repairs within the accessory building only and with hand tools only, and to permit the number of 550 gallon gasoline storage tanks to be increased to six (6), and to extend the term of the variance for a term of twenty (20) years from the date of this *amended* resolution and the time within which to obtain permits and complete the work to one (1) year from the date of this *amended* resolution (Alt. 456-35).

462-44-BZ

APPLICANT—Walter Lang and Son, Inc., and Macoy Holding Corp., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a stated term of years, the erection of a boat basin, marine service building, gasoline and oil selling station.

PREMISES AFFECTED—3022-3038 Emmons avenue, south side, 843.23 ft. east of East 27th street (Block 7515, Lots 42 and 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry E. Lang.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (462-44-BZ)

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district, for a stated term of years, the erection of a boat basin, marine service building, gasoline and oil selling station, affecting premises 3022-3038 Emmons avenue, south side, 843.23 ft. east of East 27th street (Block 7515, Lots 42 and 49), Borough of Brooklyn, was granted by the Board October 17, 1944, on certain conditions; and

WHEREAS, the Board approved plans July 27, 1945, as being in substantial compliance with the requirements of the resolution adopted on October 17, 1944; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended October 25, 1949; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 17, 1944 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved and the work of construction and entering into contracts has commenced, all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

202-49-BZ

APPLICANT—Page and Franklin, for Turtle Bay Music School, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, B area and Class 1½ time height district, the extension in height of existing rear portion of building, in excess of that permitted.

PREMISES AFFECTED—244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Walter Eberhart and Nelson L. Page.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (202-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, B area and Class 1½ height district, the extension in height of existing rear portion of building in excess of that permitted, affecting premises 244 East 52nd street, south side, 100 ft. west of 2nd avenue (Block 1325, Lot 32), Borough of Manhattan was granted by the Board June 7, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on June 7, 1949 only in so far as it has reference to the time within which to obtain permits and completion of the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved and permits obtained and approximately one-half of the construction work has been completed, all work shall be completed and a certificate of occupancy obtained within one (1) year from the date of this *amended* resolution (Alt. 2487-47)."

196-35-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Dominick Mustello, owner.

SUBJECT—Application for consideration—reopening as Vol. II re extension in area—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in an unrestricted use district, extending into business use district, the extension of an existing gasoline service station, and to be used as a gasoline service station, minor repairs, auto washing, lubritorium, storage and sales of auto accessories and office (previously acted upon by the Board).

PREMISES AFFECTED—40-13 Astoria boulevard and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of area of existing gasoline service station, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

164-37-BZ—Vol. III

APPLICANT—Henry George Greene, for Herman Flyer, owner.

SUBJECT—Application for consideration—reopening as Vol. III re additional use—re Application (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, with office, sales room, car washing, lubritorium and parking of more than five motor vehicles (previously granted by the Board re parking and storage).

MINUTES

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner (Block 4718, Lot 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Herbert Kain.

ACTION OF BOARD—Application reopened as Vol. III to consider additional use, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

1174-38-BZ—Vol. II

APPLICANT—Robert Teichman, for 5th Avenue Kinney, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II re new proposal—re Application (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five motor vehicles and the erection of an office (previously denied re parking and storage).

PREMISES AFFECTED—419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan.

APPEARANCES—
For Applicant: Robert Teichman.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal on larger area involved, subject to regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

679-41-BZ—Vol. II

APPLICANT—Emanuel M. Glick, for Edgemere Jefferson Real Estate Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, D area district, for a term of 21 years, the change in occupancy from parking and storage of more than five motor vehicles (previously granted by the Board, time expired by limitation, April 20, 1950) to the erection and maintenance of a business building, using more than the area permitted.

PREMISES AFFECTED—35-02 to 35-22 Ocean Promenade, north side, from Beach 35th to Beach 36th streets (Block 307, Lot 21), Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: Emanuel M. Glick, Nathaniel C. Saxe and Abraham R. Margulies.
For Opposition: Edw. Hoffman, Dep't. of Parks.

ACTION OF BOARD—Request denied to amend resolution previously adopted so as to permit stores to comply with the requirements of a business use district instead of a local retail district as provided.

THE VOTE TO REOPEN—
Affirmative 0
Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Absent: Commissioner Kleinert..... 1

437-43-BZ

APPLICANT—Albert E. Wheeler, for 421-429 West 54th Street Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, for a term of 10 years, the conversion of occupancy of a building occupied as a garage for more than five motor vehicles and service station, to a factory.

PREMISES AFFECTED—421-429 West 54th street, north side, 300 ft. west of 9th avenue (Block 1064, Lots 16, 17 and 18), Borough of Manhattan.

APPEARANCES—
For Applicant: Albert E. Wheeler and Albert A. Raphael.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure with all the requirements for a new application.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

596-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Hyman Friedman, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—new proposal re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building, using more than the permitted area.

PREMISES AFFECTED—Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

APPEARANCES—
For Applicant: John Hronec.

ACTION OF BOARD—Application reopened as Vol. II to consider new proposal, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

379-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Passaro and Fisher, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit partly in a business use and partly in an unrestricted use district, the proposed extension of use from servicing and repair of automobiles, brake testing, wheel alignment, office and parts department, to include parking of more than five cars waiting to be serviced (previously withdrawn).

PREMISES AFFECTED—2203-2207 Bedford avenue, east side, 111 ft. 10 in. south of Church avenue and 2412-2414 Church avenue (Block 5104, Lots 6, 8 and 15), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. II to consider extension of use, subject to the regular procedure.

MINUTES

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

MATERIAL SUBMITTED FOR APPROVAL

470-49-SM

APPLICANT—Otis Elevator Company, owner.

SUBJECT—Application for consideration—reopening and report as to incidental changes—re Otis Elevator Hoistway Doors and Entrances (swinging and single, slide two-speed and center opening); (previously approved).

APPEARANCES—
For Applicant: Philip Karmel.

ACTION OF BOARD—Application reopened for report as to proposed minor changes.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

Adjourned: 4:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 11, 1950, as they appeared in Bulletin No. 29, Vol. 35, are hereby corrected to read as follows:

305-50-BZ

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, to include lubritorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner (Block 1299, Lot 27), Woodside, Borough of Queens.

APPEARANCES—
For Applicant: Arthur H. Haaren and S. M. Covell.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (305-50-BZ)

WHEREAS, Arthur H. Haaren for Kesbec, Inc., owner, filed May 2, 1950 an application under sections 7c, 7h and 7i of the zoning resolution, to permit in a business use district the reconstruction of an existing gasoline service station to include lubritorium, car washing, motor vehicle repair shop, and to permit the parking and storage of more than five motor vehicles, affecting premises 67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner (Block 1299, Lot 27), Woodside, Borough of Queens; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 67th street is in residence and business use, B area, class 1½ height districts, Roosevelt avenue and the site are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1950, acting on N.B. Applic. 2889-50, reads:

"1. The proposed use of gasoline service station, lubritorium, car washing, minor repairs (hand tools only), parking and storage of more than 5 motor vehicles in a business zone is contrary to Articles II, Sec. 4 (46, 52, 29 & 15) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 130.01 feet frontage by 55.74 feet in depth (irregular) on which is located a building 21 feet 6 inches by 30 feet, one story in height, presently used as an office, and a three-car open pit for which Certificate of Occupancy 2047-31 (Alt. 487-31) has been issued; that it is proposed to replace the existing building by a new one, 59.17 feet by 42.74 feet (irregular) one story, 14.61 feet in height, of class 3 construction, to be used in conjunction with the gasoline service station as lubritorium, auto washing and motor vehicle repairs; that it is proposed to use open space for the parking and storage of more than five motor vehicles; that it is further proposed to add two 550-gallon gasoline tanks to existing six, making a total of eight; that the existing four dispensing pumps will be installed on a new concrete island a minimum of 10 feet from the building line; and

WHEREAS, the applicant contends that this application is made under section 7c of the zoning resolution, for a permanent variation permitting in a business district, the replacement of an existing building now used as a gasoline service station, office, service and accessory building, with a new building which will be larger, more modern and attractive and which will contain enclosed lubricating pits to replace the present open pits and will provide space for the storage and display of merchandise and, under section 7i, permitting car washing and minor repairs with hand tools only, and also for a temporary variation under section 7h to permit the parking and storage of more than five motor vehicles; that originally lots 27 and 28 (the latter containing the gasoline service station), were purchased by Edlar Realty Corp. on September 30, 1929; that on August 5, 1931, after the present gasoline station had been completed, Edlar Realty Corp. also purchased lot 34; that thereafter on December 2, 1931, all three of these lots were deeded by Edlar Realty Corp. to Kesbec, Inc., the present owner, for whom this application is made; that lots 27 and 28 were subsequently combined into Lot 27; that on April 7 of this year, part of lot 34 was included in the present lot 27 by the tax department and this application is concerned only with lot 27 as presently constituted and as shown on the plot diagram; that the present gasoline station office was constructed in 1931, plans for the same having been approved on February 9, 1931; that the station has remained unchanged for the last 19 years except that an ornamental type of wall was added in 1932; that the certificate of occupancy shows that at that time there was a legal but non-conforming use on the premises; that the proposed new building would eliminate the present open-air grease pits and that this improvement will insure greater safety and convenience; that, Kesbec, Inc., the present owner, has a lease between Clotilde and Thomas J. Cody, the former owners of these premises, and one Harry W. Rink, dated August 29, 1924, which shows the premises were at that time and previous thereto used and occupied as a gasoline service station and that the surrounding area was unimproved and sparsely populated; that since that time there has been a great increase in auto traffic about this site and there is now a

definite need for a gasoline station and parking facilities; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under sections 7c, 7h and 7i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c, 7h and 7i, to permit the extension of use and the reconstruction of the legally existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received May 2, 1950" (4 sheets), *on condition* that there shall be no open grease pits constructed; that all the greasing and servicing equipment other than the gasoline sales shall be within the proposed accessory building; that such accessory building shall comply in all other respects with all laws, rules and regulations applicable thereto; that instead of porcelain enamel as proposed, *all walls facing on Roosevelt avenue* shall be of enameled terra cotta or enameled brick or light colored face brick; that there shall be no cellar constructed under such building; that repairing may be permitted under section 7i within the accessory building, generally with hand tools only, but permitting brake testing and wheel alignment; that parking under section seven subdivision h for a term of five years of not over ten (10) cars may be permitted to include cars awaiting service, *on condition* that such parking shall be at a location as not to interfere with the existing gasoline pumps and service thereto; that the existing curb cuts shall not be increased; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

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* Correction—The words "the lot line walls and front wall of the accessory building" deleted in lines 105 and 106 of the resolution and the words *"all walls facing on Roosevelt avenue"* inserted therefor, as printed in italics.

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 18, 1950, as they appeared in Bulletin No. 30, Vol. 35, are hereby corrected to read as follows:

1379-39-SM

APPLICANT—Nailable Cinder Block Corporation, owner.

SUBJECT—Nailable Cinder Concrete Blocks (reopened June 13, 1950—re amendment of resolution to include additional size blocks).

APPEARANCES—
For Applicant: Henry C. Quaritius, Jr.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1379-39-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1379-39-SM June 26, 1950

Subject: Amendment of resolution to include additional size blocks.

Nailable Cinder Block Corporation, Brooklyn, New York requested by letter dated May 19, 1950 that resolution adopted February 25, 1947 and amended April 18, 1950 under Cal. 1379-39-SM be amended so as to include additional size blocks. The case was reopened by a vote of the Board June 13, 1950.

Purpose

These blocks are to be used in masonry construction.

Description

These blocks, 4″ x 8″ x 16″, 8″ x 8″ x 16″ and 6″ x 9″ x 16″ Hollow Load Bearing Cinder with furring strip molded on as an integral part of the block and 8″ x 8″ x 18″ and 12″ x 8″ x 16″ Solid Load Bearing Cinder Blocks are made of the same mix and on the same machine as the cinder blocks approved February 25, 1947 and April 18, 1950 under Cal. 1379-39-SM.

Inspection and Test

The plant of the applicant was inspected and sample blocks were identified and marked. Tests conducted at Haller Testing Laboratory in accordance with the requirements of C26-309.0 and the Concrete Masonry Rules of the Board.

Results were as follows:

1. 4″ x 8″ x 16″—3 Cell Hollow Cinder.
   Gross Area—60.3 sq. inches.
   Average Compressive strength—1055 p.s.i.
   Absorption—Not required as this block is to be used as a back-up block.
2. 6″ x 7¼″ x 8⅞″ x 16″—3 Cell Hollow Cinder.
   Gross Area—89.8 sq. inches.
   Average compressive strength—1374 p.s.i.
   Absorption—Not required as this block is to be used as a back-up block.
3. 8″ x 8″ x 16″—3 Cell Hollow Cinder.
   Gross Area—123.9 sq. inches.
   Average compressive strength—1077 p.s.i.
   Absorption—12.7 lbs. per cu. foot of concrete.
4. 8″ x 8″ x 18″—75% Solid Load Bearing Cinder.
   Gross Area—136.0 sq. in.
   Average compressive strength 1500 p.s.i
   Absorption—11 lbs. per cu. foot of concrete.
5. 12″ x 8″ x 16″—75% Solid Load Bearing Cinder.
   Gross Area—183.7 sq. in.
   Average compressive strength—1622 p.s.i.
   Absorption—11.0 lbs. per cu. foot of concrete.
6. 4″ x 8″ x 18″—3 Cell Cinder.
   Gross Area—66.1 sq. inches.
   Average compressive strength—1094 p.s.i.
   Absorption, not required as this block is to be used as a back-up block.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the resolution adopted February 25, 1947 and amended April 18, 1950 under Cal. 1379-39-SM be amended so as to include the additional size cinder and concrete blocks as described above on condition that the requirements of the resolution adopted February 25, 1947 under Cal. 1379-39-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 25, 1947 in accordance with the above report.

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* Correction—Under the heading of *Inspection and Test* in the report of the Committee on Test in Item 4 thereof, the size of the block is corrected from 8″ x 8″ x 16″ to 8″ x 8″ x 18″ and in Item 6 thereof, the word "Concrete" is corrected to "Cinder".

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 26, 1950, as they appeared in Bulletin No. 31, Vol. 35, are hereby corrected to read as follows:

276-50-BZ

APPLICANT—York and Sawyer, for The Bowery Savings Bank, owner.

SUBJECT—Application reopened July 25, 1950—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use district, the extension to existing building, without the required setbacks (previously withdrawn).

PREMISES AFFECTED—110-120 East 42nd street, southside, 125 ft. west of Lexington avenue and 107-115 East 41st street (Block 1296, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Russell Colean.

For Opposition: Sol O. Maltz, Harry L. Dlyn and Edward Kronish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (276-50-BZ)

WHEREAS, York & Sawyer & H. M. Clawson, for the Bowery Savings Bank, owner, filed April 17, 1950, an application under section 21 of the zoning resolution, to permit in a business use district, the extension to existing building without the required set backs, affecting premises 110 to 120 East 42nd street, south side, 125 feet east of Lexington avenue and 107-115 East 41st street, north side (Block 1296, Lot 61), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on June 20, 1950, after due notice by publication in the Bulletin, then laid over to June 27, 1950, for further consideration by the Board and for applicant to file additional drawings by June 23rd; and

WHEREAS, on June 27, 1950, this application was withdrawn without prejudice for applicant to have plans examined in the Department of Housing and Buildings as to permissible excess height of street wall; and

WHEREAS, the applicant requested reopening of this application and further consideration by the Board; and

WHEREAS, on July 25, 1950, this application was reopened, restored to the calendar and laid over to July 26, 1950, for further consideration; and

WHEREAS, the district maps accompanying the zoning resolution show that East 41st and East 42nd streets are in restricted retail and business use, B area, Class 2 height ditricts; the site is in business use, B area and Class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 24, 1950, acting on Alt. Applic. 381-50, reads:

"1. Off-sets are required for new extension in accordance with Section 8, Subdiv. G Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 154 ft. 6 in. front on East 42nd street and 104 ft. 6 in. front on East 41st street, 197.5 ft. in depth, irregular, on which is located a building 154 ft. 6 in. front on East 42nd street and 104 ft. 6 in. front on East 41st street, 5 and 18 stories, 85 and 236.2 ft. in height, of Class 1 construction, presently used as a bank and offices; that it is proposed to erect an addition to the five-story structure by adding 13 stories; and

WHEREAS, the applicant contends that it is proposed to build up the front of present five-story easterly section of the bank building on East 42nd street to the same height as the main building; that the present five story section has 50 feet frontage and the main building has 104 ft. 6 in. frontage, is 18 stories and 236.17 feet in height; that the main building was erected in 1921 under NB 138/21; that the five story section to the east was constructed in 1931 under Alt. Applic 2245/31; that in designing and building this addition, preparation was made in the foundations and columns for the future increase in height to the same height as the main building and said foundations are adequate to maintain the front wall and floors to height now proposed; that when the last addition was erected, 42nd street was zoned as a 2-times district and the design was based on that height limit; that due to the reclassification in 1943 to a Class 2 district, limiting the height to 1½ times the width of 42nd street plus exceptions under 9e, a variance is required to permit the front wall on the street for the topmost five stories; that this imposes an unnecessary hardship in that efficient layout of these upper floors is impaired; that the tremendous assessment on this property warrants the use of the full area on these floors and the architectural treatment of the front would be disadvantageously affected by the setback requirement; that further, in no respect would the public health, safety and general welfare be affected, inasmuch as the setbacks would have no effect on the light and air of 42nd street due to the existing conditions that now pertain in this block; that to the west, the Continental Can Co. building, extending from 42nd to 41st street is 64 feet higher and to the east the Chanin building and its 56 story tower rises above the proposed addition and then envelopes it at the south, where it is 75 feet higher; that thus light from the east and south is already blocked by this tall building and from the west by the Continental Can Co. building; that the Bowery Savings Bank building is the lowest of the three buildings in this block, as photographs filed clearly show; that in addition to the above stated condition of taller surrounding structures, the permissible dormer exception (under 9c) above the height limit further minimizes any theoretical effect of the setbacks; that to the north and northeast are the Commodore hotel and the Chrysler building respectively, both of which are considerably taller structures; that due to these facts it is requested that the Board grant this variation of the setback requirements and permit the new facade to be carried up to the same height as the present facade on the main building on 42nd street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a corrected ruling of the Department of Housing and Building permits height at the building line of 186 that by permitted dormers above such height the building can be constructed to the proposed height with little loss in floor area; that the design of the front differs from the design of the main building facade; and

WHEREAS, the Board deemed that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to extension of height and was, therefore, not entitled to relief.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

---

* Correction—The names of Sol O. Maltz, Harry L. Dlyn and Edward Kronish inserted under the heading of Appearances for Opposition.

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 3, 1950, as they appeared in Bulletin No. 41, Vol. 35, are hereby corrected to read as follows:

532-46-BZ

APPLICANT—Baldwin, Todd and Lefferts, for Milton C. Rose, Successor Trustee, owner (Robert Benenson, former owner).

MINUTES

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail and retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1300-1306 (920-926) Avenue of The Americas (6th avenue), 61-67 West 52nd street, northeast corner and 56-64 West 53rd street, south side, 103.67 ft. east of 6th avenue (Block 1268, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Marvin T. Young, John O. Green, Jr. and Jerome Voletsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (532-46-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a restricted retail and retail use district the parking and storage of more than five (5) motor vehicles, affecting premises 1300-1306 (old Nos. 920-926) Avenue of the Americas; 61-67 West 52nd street, northeast corner, and 56-64 West 53rd street (Block 1268, Lot 1), Borough of Manhattan, was granted by the Board on September 17, 1946, on certain conditions; and

WHEREAS, the term of variance was extended September 16, 1947 and October 26, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 17, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7, subdivision h, for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied for parking and storage of motor vehicles; that other than as herein *amended,* the resolution adopted on September 17, 1946, shall be complied with in so far as it has reference to the use of the premises for parking and storage only; and that a new certificate of occupancy shall be obtained (Alt. Applic. 1059-46)."

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* Correction—The name of the present owner changed from Robert Benenson, to Milton C. Rose, Successor Trustee, owner.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority
CHAPTER 508 OF 1948

§ 310. **Board of appeals.** 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

(1) Height and bulk;

(2) Required open spaces;

(3) Minimum dimensions of yards or courts; or

(4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

(1) Required open spaces; or

(2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of November 14, 1950.)

COURT DECISIONS.

Matter of Scicutella (Board of Standards and Appeals)—On February 15, 1950, Board denied application for variation, under Sections 7c and 21 of the Building Zone Resolution, to permit in a residence and business use district the change in occupancy from stable, horse stalls, 3 car garage and boiler room on first floor; hay loft and one-family dwelling on second floor, to non-storage garage for more than five motor vehicles, office, toilet and boiler room on first floor with one-family dwelling on second floor; Cal. No. 766-41-BZ, Volume III; premises 128-132 Diamond Street, east side, 95 ft. north of Norman Avenue, Borough of Brooklyn.

At Special Term, Supreme Court, Kings County, Mr. Justice Hart sustained the Board as follows:

> "The petition herein fails to disclose any facts showing that the denial of the issuance of the petitioner's application for a variance pursuant to sections 7(e), 7(f) and 21 of the Building Zone Resolution by the Board of Standards and Appeals was discriminatory, capricious or constituted an abuse of discretion. The record and return show that the board's action was consistent with the general purpose and intent of the Zoning Law, and that the petitioner failed to adduce at the hearings before the board any evidence of practical difficulties or unnecessary hardship. Under the circumstances the court will not disturb the action of the board where there is nothing to indicate that its action was illegal or arbitrary."

(N. Y. Law Journal, July 24, 1950, page 120).

* * *

Matter of Sima vs. Board of Standards and Appeals:—On April 18, 1950, the Board granted a variance, under Section 7f of the Building Zone Resolution (vote 3 to 1), in a business use district, permitting the premises to be occupied as a gasoline station, with auto washing, lubritorium, office and sale of accessories; Cal. No. 867-49-BZ; premises 220-11 to 220-19 Northern Boulevard, 43-32 to 43-40—220th Place, northwest corner, Bayside, Borough of Queens.

Proceedings were instituted by an objecting property owner, seeking a court review of the Board's action.

At Special Term, Supreme Court, Mr. Justice Conway reversed the Board as follows:

> "Motions to vacate an order of certiorari dismissing the petition and affirming the determination of the Board of Standards and Appeals. Motions made on behalf of the respondents, Martha M. Gove and the Board of Standards and Appeals. The application was made for a variance, under section 7, subdivision f of the Zoning Resolution. This application was denied by the borough superintendent, and on appeal to the Board of Standards and Appeals, a variance was granted by a divided board—three to one. It would appear from the very meagre record that the Board of Standards and Appeals based its decision upon the report of an inspecting committee, which does not appear in the record, and upon the theory that everything the applicant said in her principal points was so, without there being any evidence in the record to indicate that any investigation or any information was obtained relative to the said statements. The action of the board would, upon the record that is before me, appear to be and is arbitrary. If the board acts upon its own knowledge or its own survey, it must set forth in its return the facts known to its members but not otherwise disclosed (Matter of Thomas v. Board of Standards and Appeals, 290 N. Y., 109). The motions to dismiss the order of certiorari are, therefore, denied, and the action of the Board of Standards and Appeals in granting the variance is annulled without prejudice to a renewal of the application for a variance and disposition thereof under a proper record. Settle order on notice.

(N. Y. Law Journal, Oct. 25, 1950, page 942.)

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DOCKET

New Cases Filed up to October 31, 1950

Cal. No. Dept. Premises Affected.

750-50-SA—Detrex Dry Cleaning Process, Model 525, manufactured by Detrex Corp., Appliance.

751-50-SM—Carey Bricsulate Siding, manufactured by The Philip Carey Manufacturing Co., Material.

752-50-SM—Carey Stonesulate Siding, manufactured by The Philip Carey Manufacturing Co., Material.

753-50-SM—Carey Thatchsulate Siding, manufactured by The Philip Carey Manufacturing Co., Material.

754-50-SM—Carey 45 lb. Surety Asphalt Roofing, manufactured by The Philip Carey Manufacturing Co., Material.

755-50-SM—Carey 55 lb. Micakote Roll Roofing, manufactured by The Philip Carey Manufacturing Co., Material.

756-50-SM—Carey 65 lb. Micakote Roll Roofing, manufactured by The Philip Carey Manufacturing Co., Material.

757-50-SM—Carey Asbestos-Cement Roofing and Siding, manufactured by The Philip Carey Manufacturing Co., Material.

758-50-SM—Carey Windmaster Standard Asphalt Shingle, 170 lb., manufactured by The Philip Carey Manufacturing Co., Material.

759-50-SM—Carey Windmaster Double Coverage Shingle, 225 lb., manufactured by The Philip Carey Manufacturing Co., Material.

760-50-SM—Carey 43 lb. Metro Asphalt Cap Sheet (reroofing), manufactured by The Philip Carey Manufacturing Co., Material.

761-50-SM—Carey 53 lb., Metro Asphalt Cap Sheet (reroofing), manufactured by The Philip Carey Manufacturing Co., Material.

762-50-A—H.B.M.—462-468 Broadway, northeast corner of Grand street and 24-28 Crosby street (Block 473, Lots 1 and 3), Borough of Manhattan, B.N. 1804-50 and B.N. 3341-50.

763-50-A—H.B.M.—77 East 121st street, north side, 20 ft. west of Park avenue (Block 1747, Lot 55), Borough of Manhattan, Alt. 1869-50.

764-50-A—H.B.Bx—1385 Commerce avenue, southwest corner of Butler place (Block 3856, Lot 13), Borough of The Bronx, Misc. 516-50.

765-50-BZ—H.B.Bx—1434-1436 Unionport road, east side, 203.23 ft. north of Odell street and 1343 Odell street (Block 3933, Lots 55 and 87), Borough of The Bronx, N.B. 1206-50.

766-50-A—H.B.M.—64-66 East 86th street, south side, 164 ft. 5⅓ in. east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan, Amendment to Alt. 1437-50.

767-50-BZ—H.B.Q.—104-17 to 104-37 Atlantic avenue, north side, 150 ft. east of 104th street (Block 9313, Lot 46), Ozone Park, Borough of Queens, N.B. 8254-50.

768-50-BZ—H.B.B.—1805 Church avenue, north side, 25 ft. 6¼ in. east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn, Amendment to Alt. 506-44.

769-50-SM—Mahon Rolling Steel Fire Door (3 hour rating), Types 200 ML, 300 MBL, 600 CHL, and 850 CRL, manufactured by The R. C. Mahon Co., Material.

770-50-A—H.B.Q.—141-67 73rd terrace and 73-16 Vleigh place, northwest corner (Block 6624, Lot 31), Flushing, Borough of Queens, Alt. 2221-50.

771-50-A—F.D.—262-272 44th street, south side, 100 ft. west of 3rd avenue (ground floor); (Block 736, Lot 35), Borough of Brooklyn, Decision re 18500-LC.

772-50-BZ—H.B.Q.—30-51 82nd street, east side, 125 ft. north of 31st avenue (Block 1380, Lot 52), Jackson Heights, Borough of Queens, B.N. 1429-37.

773-50-A—H.B.B.—2860-2864 West 20th street (2860-2862 displayed), west side, 220 ft. north of Mermaid avenue (basement); (Block 7018, Lot 34), Borough of Brooklyn, Alt. 3494-50 and Alt. 4489-49.

774-50-A—H.B.Bx—764 East 158th street, south side, 95 ft. west of Tinton avenue (Block 2655, Lot 53), Borough of The Bronx, Amendment to Alt. 29-49.

775-50-A—H.B.Bx—779 Tinton avenue, west side, 100 ft. south of East 158th street (Block 2655, Lot 59), Borough of The Bronx, Amendment to Alt. 28-49.

776-50-A—H.B.M.—621 West End avenue and 301 West 90th street, northwest corner (part of 6th floor); (Block 1251, Lot 18), Borough of Manhattan, Amendment to Alt. 954-50.

777-50-A—H.B.B.—1474 78th street, south side, 247 ft. west of 15th avenue (attic); (Block 6257, Lot 28), Borough of Brooklyn, Alt. 3417-50.

778-50-BZ—H.B.Q.—154-25 Horace Harding boulevard and 59-51 154th place, northeast corner (Block 6732, Lot 70), Flushing, Borough of Queens, N.B. 8335-50.

779-50-A—H.B.B.—741-761 East New York avenue, north side, 40 ft. west of Troy avenue (Block 1428, Lot 47), Borough of Brooklyn, Alt. 3208-50.

780-50-BZ—H.B.M.—75-79 East 116th street, north side, 110 ft. east of Madison avenue (Block 1622, Lot 25), Borough of Manhattan, N.B. 155-50.

781-50-BZ—H.B.B.—68-98 Remsen avenue and 9-35 East

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51st street, southwest corner (Block 4592, Lot 1), Borough of Brooklyn, N.B. 1594-50.

782-50-SM—Capitol Fireproof Door Corp., One and One-half Hour Flush Kalamein Door to be marketed also as Supreme Fireproof Door Co., Inc., One and One-half Hour Flush Kalamein Door, manufactured by Capitol Fireproof Door Corp., Material.

Restored to Docket.

62-39-SM—Carey 11⅓ x 36 Three Tab Hexagonal Asphalt Shingle, 167 lb., manufactured by The Philip Carey Manufacturing Co., Material (previously approved re Philip Carey Co., Built-up Roofing and Shingles), manufactured by The Philip Carey Manufacturing Co., Material.

441-41-BZ—Vol. II—H.B.B.—7702-7714 Flatbush avenue and 901-909 East 77th street, southeast corner (Block 8014, Lots 1, 3 and 5), Borough of Brooklyn, N.B. 1425-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Sept. 5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 12, 1950—Vol. 35, No. 37
Fire Retarding Rules for Garages, etc.	July 18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	Sept. 12, 1950—Vol. 35, No. 37
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	May 30, 1950—Vol. 35, No. 22
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Sept. 26, 1950—Vol. 35, No. 39
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19....Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 8, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, November* 8, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

200-50-BZ—Application, March 22, 1950, under section 21 of the zoning resolution, of Frank S. Parker Associates, applicant, on behalf of Treoforo Webster Avenue Corp., owner, to permit in an unrestricted use, C area district the extension of an existing garage for more than five motor vehicles, using more than the area permitted; premises 3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

306-50-BZ—Application, May 3, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Allen Bortner, owner, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office; premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

507-50-BZ—Application, July 5, 1950, under sections 7c and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Charles Theiss, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs; premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

677-50-A—131-34 to 131-44 Kew Garden road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens (under section 35, General City Law re bed of mapped street).

866-48-BZ—Application of Lama, Proskauer and Prober, applicants, on behalf of Guistino Barone, owner, reopened July 11, 1950, for further hearing as per order of the Court—re Application, previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced; premises 108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

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337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

465-50-BZ—Application, June 27, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Elias Rubin, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced; premises 112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

524-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of George Massabni and May Massabni, owners, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing; premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

525-50-BZ—Application, June 29, 1950, under section 7h of the zoning resolution, of John P. Riley, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence use district, the tenant parking of motor vehicles; premises 5210-5240, 5360 and 5480 Broadway; 49 and 69 West 225th street; 2811, 2831 and 2861 Exterior street; 210 West 230th street and 125 West 228th street—blocks bounded by West 225th street, West 228th street, Broadway, Marble Hill avenue, West 230th street and Exterior street (Block 3265, Lot 1 and Block 3402, Lot 637), Borough of The Bronx; (Block 2215, Lots 116, 130 and 623), Borough of Manhattan, Marble Hill Houses.

614-50-BZ—Application, August 17, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Helen Horemiotis, owner, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed laundry, and the erection of more than one building on the lot; premises 153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

232-48-BZ—Reopened January 10, 1950 as Volume II—Application, November 7, 1948, under section 7e of the zoning resolution of Rudolph C. P. Boehler, applicant, on behalf of S. S. Glauber, Inc., owner (G. E. Walter and Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 8, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, November* 8, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

646-50-SA—Dishmaster (Dishwasher for domestic use).

643-50-A—29-10 Thomson avenue, south side, from 28th to 29th streets (Block 273, Lot 1), Long Island City, Borough of Queens.

578-50-A—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

613-50-A—615-625 (625 displayed) Sutter avenue and 313-319 Sheffield avenue, northwest corner; (2nd floor); (Block 3754, Lot 1) Borough of Brooklyn.

522-50-A—591 Park avenue, east side, 100.5 ft. north of 63rd street (Block 1398, Lot 72½), Borough of Manhattan.

717-50-A—85-89 Rutledge street, north side, 206 ft. east of Wythe avenue (Block 2217, Lots 64 and 66), Borough of Brooklyn.

640-50-A—1469-1485 Broadway, west side, 603-619 7th avenue, east side, and 163 West 42nd street, north side (at roof); (Block 995, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 14, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Pro-

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ber, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

403-50-BZ—Application, June 9, 1950, under section 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

512-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and maintenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 131 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 10), Borough of Brooklyn.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

288-50-BZ—Application, April 28, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John C. Kramer and Naomi Charmont, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office; premises 2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue "N" (Block 7666, Lot 15), Borough of Brooklyn.

486-50-BZ—Application, June 28, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years; premises 414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

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414-50-BZ—Application, June 13, 1950, under section 21 of the zoning resolution of Joseph Schafran, applicant, on behalf of Jengus Realty orporation, owner, to permit in a business use, D area district, the erection and maintenance of a building using more than the area permitted; premises 114-07, 114-09 and 114-11 Queens boulevard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

780-45-BZ—Reopened July 25, 1950 as Volume II—Application, July 6, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Vito Santoro, owner, to permit in a residence use district, the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor; premises 1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

569-50-A—1818 to 1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

726-27-BZ—Reopened October 17, 1950 as Volume II—Application, September 26, 1950, under sections 7f and 7e of the zoning resolution of Edward Sharf, applicant, on behalf of William Luhrs, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, locker room storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced; premises 74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

766-28-BZ—Reopened June 27, 1950 as Volume IV—Application, May 31, 1950, under section 21 of the zoning resolution of Andrew Di Camillo, applicant, on behalf of Dominick Alesi, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 820-828 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

530-42-BZ—Reopened September 12, 1950 as Volume III—Application, July 28, 1950 under section 7h of the zoning resolution of Imre Chairman, applicant, on behalf of Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee), to permit in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 358-374 Avenue of the Americas (6th), east side, from Washington Place to Waverly Place, 126-130 Waverly place and 87 Washington place (Block 552, Lot 37), Borough of Manhattan.

215-50-BZ—Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

342-50-BZ—Application, May 4, 1950, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Bros. Estates, Inc., owner to permit in the business use, C and D area district, portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted; premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12, and 13), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

633-50-BZ—Application, September 7, 1950, under sections 7A, 7e, 7f, and 7i of the zoning resolution of Norman Lederer and Leonard Joseph, applicants, on behalf of Lenia Eisenberg and Ida Lena Sackman, owners, to permit in a business and residence use, B area district, the erection and maintenance of a garage, for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area, and to permit curb cut and entrance on Clinton Place beyond the permitted distances from the intersection; premises 2175 Jerome avenue and 8 Clinton place, southwest corner, (Block 3195, Lot 86), Borough of the Bronx.

638-50-BZ—Application, September 11, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Edwin H. Thatcher, applicant, on behalf of Edward F. Glacken, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, office, salesroom, and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years; premises 9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, 9), Borough of Brooklyn.

673-50-BZ—Application, September 26, 1950 under sections 7f and 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Harry Weiser, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line; premises 284-288 South 9th street, and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 14, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

225-50-A—27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan.

CALENDAR

664-50-A—1589-1597 (1587-1597 displayed) Atlantic avenue and 45-55 Troy avenue, northeast corner (2nd floor); (Block 1706, Lot 1), Borough of Brooklyn.

505-50-A—15-15 to 15-19 122nd street, east side, 75 ft. north of 18th avenue (Block 4084, Lots 8 and 10), College Point, Borough of Queens.

570-50-A—694 Third avenue, west side, 63 ft. 10⅛ in. south of East 44th street (5th floor); (Block 1298, Lot 37), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 21, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 21, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

431-49-BZ—Application, June 2, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Geraldine Donohue, owner (J. & L. Auto Service, lessee), to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting, and spraying, sale and storage of auto parts, office and without the required rear yard; premises 103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonconforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

842-49-BZ—Application, November 17, 1949, under section 7c of the zoning resolution, of Joseph Lau, applicant, on behalf of Adolfo Bertelini, owner (Richard Bertelini, lessee), to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted; premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

150-50-BZ—Application, February 28, 1950, under sections 7a, 7c of the zoning resolution of Henry Nordheim, applicant, on behalf of Wiljay Realty Company, owner, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station; premises 1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

1101-41-BZ—Reopened September 19, 1950 as Volume II—Application, September 12, 1950, under sections 7c, 7i and 7h of the zoning resolution of A. L. Andujar, applicant, on behalf of The Texas Company, owner, to permit in a business and unrestricted use district, the rearrangement of existing gasoline service station and to permit the addition of a motor vehicle repair shop, and the parking and storage of motor vehicles on the unbuilt upon portion of lot in addition to motor vehicles being parked and waiting for service; premises 451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1) Borough of Brooklyn.

116-44-BZ—Reopened February 17, 1948 as Volume III—Application, January 26, 1948, under section 7i of the zoning resolution of Herman Kron and Son, applicants, on behalf of Bessie Deutch and Sol Deutch, owners, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom; premises 337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

CALENDAR

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

789-49-BZ—Application, September 19, 1949, under sections 7f and 7i of the zoning resolution, of Irrera and Luongo, applicants, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied); premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

326-50-BZ—Application, April 20, 1950, under sections 7e and 21 of the zoning resolution, of Charles Levy, applicant, on behalf of Michael Romagno, Jerry Zipparo, Ida Zipparo, Domenick Macry, Aurelio Cervellini, Deborah Levy, Frank Pirrallo, Josephine Pirrallo and Charles Bertolo, owners, to permit in a residence use, D-1 area district, the change in occupancy from one family dwellings to two family dwellings; premises 2567 to 2569 Laconia avenue, west side, 100 ft., 125 ft., 150 ft., 175 ft., 200 ft., 225 ft. and 250 ft. south of Allerton avenue (Block 4452, Lots 56, 57, 58, 59, 60, 61 and 62), Borough of The Bronx.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, auto-washing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of March avenue (Block 1759, Lot 10), Borough of Brooklyn.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

596-46-BZ—Reopened October 24, 1950 as Volume II—Application, August 30, 1950, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Hyman Friedman, Incorporated, owner, to permit in a residence use D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area; premises Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner, (Block 5679, Lot 1), Borough of Brooklyn.

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 21, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 21, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

551-40-S—Vol. II—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor lobby); (Block 824, Lot 32), Borough of Manhattan; (reopened May 31, 1950).

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

CALENDAR

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

662-50-A—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

708-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 133-03 Jamaica avenue, north side, 100 ft. east of 132nd street (Block 9284, Lot 6 and part of Lot 9), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 28, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

216-40-BZ—Reopened September 12, 1950 as Volume II—Application, July 21, 1950, under section 7f of the zoning resolution of Oswald Fischer, applicant, on behalf of Vincent Rao and Charles Rao, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

599-44-BZ—Reopened March 28, 1950 as Volume II—Applicatoin, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Adelphia Paint and Color Works, Inc., owner, to permit in a residence use district, the extension of existing paint factory and paint storage; premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142). Ozone Park, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

593-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years; premises South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

594-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises north side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

489-48-BZ—Reopened April 25, 1950 as Volume II—Application, March 30, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants on behalf of Harold Strauss, owner, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores); premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

126-50-BZ—Reopened September 26, 1950 as Volume II—Application, September 6, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Hogan Paint and Chemical Company, owner, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn); premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

120-35-BZ—Reopened April 18, 1950 as Volume II—Application, March 13, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Estate of Andon E. Andon, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district); premises 63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

597-49-BZ—Reopened October 17, 1950 as Volume II—Application, September 29, 1950 under section 7h of the zoning resolution of Fred C. Dahlem, applicant, on behalf of Fred F. French Operators, Inc., owner (Harriette Turan, lessee), to permit in a residence use district, the parking and storage of motor vehicles, and to permit the erection of an office for attendant for a term of years; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

CALENDAR

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; premises 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

606-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo, applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 28, 1950, at 2 o'clock in 1013, Municipal Building, Manhattan, on the following matters:

297-50-SM—Indestructo Flush Hollow Metal Door.

563-42-SA—Vol. II—The Drever Company Ammonia Dissociation Equipment (reopened March 4, 1947).

502-50-SM—Sanistand—Female Urinal—Model F-5800.

419-39-SM—Vol. II—Macomber V Joists (reopened September 13, 1949).

67-46-SM—Lumite Fabrics Woven of Saran.

42-45-SM—Vol. II—Spraykote Fire Test Fibre No. 1102 (reopened February 21, 1950).

777-49-SM—Old Newark 2-inch Solid Plaster Partition.

530-50-SA—Burnwell Incinerator—Models A and B.

119-47-SM—Durablock Cinder and Concrete Building Block (previously approved on condition); (reopened June 13, 1950 re amendment of resolution to include additional sizes of block).

292-48-SM—Waylite (lightweight aggregate for use in concrete); (reopened May 24, 1949 re amendment of resolution so as to include the use of Waylite (lightweight aggregate for use in concrete) under the provisions of C26-620.0 Administrative Building Code.)

567-50-A—1223 Cornaga avenue, southside, 180 ft. west of Beach 9th street (Block 78, Lot 55), Far Rockaway, Borough of Queens, (under section 35, General City Law re bed of mapped street—Beach 12th street).

HARRIS H. MURDOCK, *Chairman*

DECEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

HARRIS H. MURDOCK, Chairman

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 31, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 17, 1950, were approved as printed in the Bulletin of October 24, 1950, Vol. 35, No. 43.

ZONING APPLICATIONS

417-27-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium.

PREMISES AFFECTED—1805-1817 Fulton street, and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron, George G. Kron and Dorothy Cachie.

For Opposition: Sam Panish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

137-33-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Morris Maran and Gerold R. Golding, owners.

SUBJECT—Application reopened July 25, 1950—as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee, M. Martin Elkind, Gilbert Lazerus and Morris Maran.

For Opposition: George Bisgeir, Jacob B. Chertok, Eve Miller, Rita Yudken, Elsie Bartner, Ilsie Brunner, Sophia Luchs, Rose Schwarz, Barbara Hoefer, Madeline Schwartz, Paul Schwartz and Sophie Fier.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. for inspection and decision without further argument.

216-40-BZ—Vol. II

APPLICANT—Oswald Fischer, for Vincent and Charles Rao, owners.

SUBJECT—Application reopened September 12, 1950 as Vol. II—for consideration on new proposal—re Application (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles.

PREMISES AFFECTED—304-316 East 107th street, southside, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Oswald Fischer, Charles Rao and Alfred E. Santangelo.

For Opposition. Maria Careccio and Paul Marchise.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

599-44-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened March 28, 1950—re Application (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of existing paint factory and paint storage.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Benjamin Einhorn and Solomon H. Kaplan.

For Opposition: L. G. Clemente, John Weiss, Frida Wendler, William Puleo and Walter P. Busch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

780-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Vito Santoro, owner.

SUBJECT—Application reopened July 25, 1950—Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor.

PREMISES AFFECTED—1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: William E. Clancy and Carmine C. Marasco.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. at request of attorney for objector.

489-48-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Harold Strauss, owner.

SUBJECT—Application reopened April 25, 1950—re Application (decision of the borough superintendent under section 7c of the zoning resolution, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores).

PREMISES AFFECTED—69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway and Harold Strauss.

For Opposition: George Schwind, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

783-48-BZ

APPLICANT—Samuel Rosenblum, for Carey Garage Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district, the construction of a driveway to existing garage (previously granted by the Board).

PREMISES AFFECTED—335-339 East 47th street, north side and 334-342 East 48th street, south side, 100 ft.

west of 1st avenue (Block 1340, Lot 31), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum and Edwin J. Carey.
For Opposition: J. E. Cohen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over without date pending completion of street widening to the United Nations.

866-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Guistino Barone, owner.

SUBJECT—Application (decision of borough superintendent) under sections 7i and 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced.

PREMISES AFFECTED—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Herbert Gordon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 8, 1950, at 10 A.M. for additional inspection.

126-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Hogan Paint and Chemical Company, owner.

SUBJECT—Application reopened September 26, 1950 (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn).

PREMISES AFFECTED—52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: Rose Climenko and Cristina Laino.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

593-50-BZ

Applicant—Robert Gottlieb, for Alvin F. Golankiewicz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years.

PREMISES AFFECTED—South side of East 225th street, 280 ft. west of White Plains Road (Block 4826, Lot 71), Borough of The Bronx.

APPEARANCES—
For Applicant: Robert Gottlieb, Alvin F. Golankiewicz and Frank Golankiewicz.
For Opposition: John T. McCormick and Samuel Abrahams.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

594-50-BZ

APPLICANT—Robert Gottlieb, for Roman B. Golankiewicz and Marion S. Golankiewicz, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years.

PREMISES AFFECTED—North side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

APPEARANCES—
For Applicant: Robert Gottlieb, Alvin F. Golankiewicz and Frank Golankiewicz.
For Opposition: John T. McCormick and Samuel Abrahams.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

620-50-BZ

APPLICANT—Robert Gottlieb, for Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—South east corner of 224th street and Bronx boulevard (Block 4819, Lots 42, 45 and 48), Borough of The Bronx.

APPEARANCES—
For Applicant: Robert Gottlieb, Alvin F. Golankiewicz and Frank Golankiewicz.
For Opposition: John T. McCormick and Edw. Hoffman, Dept. of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

168-50-BZ

APPLICANT—Burke, Morrison and Green, for Cohen-Kraushaar Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office; and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen years.

MINUTES

PREMISES AFFECTED—175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway and M. Kraushaar.

For Opposition: Charles Belous, Joseph Einzig, Elsie Fried, Angela Pizzirani and Charles H. Ostermann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

Negative: Chairman Murdock 1

THE RESOLUTION (168-50-BZ)

WHEREAS, Burke, Morrison and Green, for Cohen-Kraushaar Realty Corporation, owner, filed March 9, 1950, an application under section 7e, 7f and 7h of the zoning resolution, to permit in residence and retail use districts the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office and to permit the parking of more than five motor vehicles waiting to be serviced, for a term of fifteen (15) years; affecting premises 175-22 to 175-32 Horace Harding boulevard and 61-02 to 61-16 Utopia parkway, southwest corner (Block 6891, Lots 32 and 35), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 26, 1950, after due notice by publication in the Bulletin, and laid over to October 31, 1950, for inspection and decision by the Board, without further argument; hearing closed, with the exception that Mr. Kraushaar may make a statement if he wishes; and

WHEREAS, the district maps accompanying the zoning resolution show that Horace Harding boulevard is in a retail use, D area and Class 1 height district; Utopia parkway and the site are in residence and retail use, D area and Class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1950, acting on N.B. Applic. 771-50, reads:

> "1. The proposed gasoline service station, auto washing, lubrication, offication, sale of auto accessories, parking for more than five patron cars waiting to be serviced in a retail and residence district is contrary to Art. 2, Secs. 3, and 4A of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 117.71 ft. front by 172.08 ft. in depth, irrregular, presently vacant; that it is proposed to erect a building 57 ft. front by 31 ft. 4 in. in depth, one story, 13 ft. in height, of Class 3 construction, to be used in conjunction with the proposed gasoline service station as a lubritorium, auto washing, sale of auto accessories and office; that it is further proposed to install eight 550-gallon gasoline tanks and four dispensing pumps with two curb cuts on Horace Harding boulevard and two on Utopia parkway; that it is further proposed, to permit the parking of more than five patrons cars waiting to be serviced; and

WHEREAS, the applicant contends that it is proposed to develop this site with a modern gasoline service station located entirely within the retail use district, with the small apex of the triangle at the rear, in the residence district, to be used to park cars waiting to be serviced, no parking fees to be charged; that pumps will be located solely on Horace Harding boulevard, and the Utopia parkway curb cuts will comply with the requirements of Section 7A; that along Horace Harding boulevard within the affected area are three gasoline service stations, including one adjoining the site in Block 6891, Lot 10, and one diagonally opposite the site on the northeast corner of Horace Harding boulevard and Utopia parkway; that adjoining the existing gas station to the west of the site is another non-conforming use—a high speed auto laundry 112 ft. west of the premises; that in fact, the entire affected area to the west along the south side of Horace Harding boulevard consists only of non-conforming automotive uses, except for three small vacant lots, two of which are in the bed of a mapped street; that the surrounding area is so completely undeveloped that absolutely no support for stores exists; that the recently built retail centers surrounding Fresh Meadows, a few blocks to the east, will suffice to supply any forseeable development in the near future; that in addition to this, the irregular triangular shape would make practical construction of a conforming use quite difficult; that the paving of Utopia parkway terminates a few feet south of the site, and the street is unpaved and relatively impassable north of Horace Harding boulevard; that the use zone, of the site for 100 ft. back from Horace Harding boulevard was changed from business to retail on September 18, 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivisions e, f and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e as to the residential use area and under section 7f as to the retail use area of the plot, for a term of fifteen (15) years, to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received March 9, 1950," four sheets, and under section 7h for a similar term to permit the parking of more than five (5) motor vehicles on the southerly portion of the plot as indicated on such plans for such vehicles as are waiting to be serviced *on condition* that the premises shall be leveled substantially to the grade of adjoining streets and shall be arranged and constructed substantially in accordance with such plans; that the accessory building shall be of the design and arrangement as indicated and shall comply with the requirements of the building code therefor except that the exterior of the building shall be faced with face brick; that pumps shall be located so that the bases are not nearer than 10 ft. to the street building line of Horace Harding boulevard; that curb cuts shall be restricted to two to Horace Harding boulevard, each 30 ft. in width, and no portion of any curb cut nearer than 5 ft. to the lot line as prolongated; that two curb cuts, one 20 ft. and one 30 ft. in width, may also be constructed to Utopia parkway; that planting shall be maintained in the areas as shown and proposed, properly protected with a concrete curbing not less than 6 in. in width and 6 in. in height above grade; that there shall be erected on the interior lot lines to the west a substantial woven wire fence erected on a concrete base to a total height of not less than 5 ft. 6 in.; that new sidewalks and curbing surrounding the property shall be constructed to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps excluding all temporary signs and all roof signs but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that within the building lines of such intersection there shall be installed and maintained a block of concrete extending for a distance of not less than 5 ft. from the intersection and not less than 12 in. in height; that such block may be segmental in shape; that such portable fire-fighting appli-

ances shall be maintained as the fire commissioner shall direct; that the number of gasoline storage tanks shall be restricted to eight (8) 550 gallon tanks as shown; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

382-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono and Concetta Liguori, owners

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama and M. J. Hirshstein.
For Opposition: Sidney Laitman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (382-50-BZ)

WHEREAS, Lama, Proskauer and Prober, for Cono and Concetta Liguori, owners, filed May 31, 1950, an application under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office and to permit advertising signs, affecting premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53, 55), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 26, 1950, after due notice by publication in the Bulletin, and laid over to October 31, 1950, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Atlantic avenue, Highland place and the site are in a residence use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 19, 1950, acting on N.B. Applic. 651/50, reads:

> "1. Proposed gasoline service station, lubritorium, storage, lockers and office and signs in a residential use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 207 ft. 10¾ in. ft. front by 105.9 ft. in depth (irregular), presently vacant except for billboard signs and wooden fences, which are to be removed; that it is proposed to erect a building 80 ft. by 21 ft. irregular in area, one story and mezzanine, 14 ft. and 20 ft. in height of Class 3 construction, to be used in conjunction with the proposed gasoline service station for conjunctive uses of office, storage room, lubritorium and lockers; that it is proposed to install twenty-two 550 gallon gasoline tanks and 14 approved dispensing pumps, with one curb cut on Shepherd avenue, one on Highland place and three on Atlantic avenue; that it is proposed to install a covering over service islands; and

WHEREAS, the applicant contends that as of July 25, 1916 the site was in an unrestricted use district and was changed to its present use designation on May 14, 1941; that Atlantic avenue is a main auto highway leading across Brooklyn and Queens and the site occurs close to the termination of the Sunrise Highway, also a main auto lane leading to Queens; that therefore, the proposed gasoline service station is entirely in keeping at this point; that the modern appearance of the proposed station will improve the entire area; that it would be impossible to erect dwellings on this site as the noise, fumes and activity of Atlantic avenue preclude the sale of any homes that would be erected; that the land is high in assessed value and only the erection of a gasoline station would give the owner a fair return on his investment and enable him to pay taxes; that the large apartment house development across the street and the many homes on the side street and the busy auto activity of Atlantic avenue make the proposed station a required service at this point; that Atlantic avenue was zoned unrestricted to May 14, 1941 and its present development is still unrestricted in character, as the following nonconforming uses now existing in the affected area show: Block 3960, Lot 65 and 68, stores; Block 3959, Lot 51, cleaning and dyeing plant; Lot Lot 33, garage; Lot 17, store; Block 3973, Lot 24, factory; that the business zone to the west of Shepherd avenue on Atlantic avenue has a junk shop in Block 3956, Lots 21 and 23; that the gasoline service station as proposed is designed to render a high speed auto service in a clean orderly manner; that no repairs of any sort are contemplated; that a landscaped and planted area will be maintained at the northerly portion of the site, which will afford adjoining lots additional permanent light and air and act as a buffer between the proposed use and the adjoining land; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 651-50 be and it hereby is *affirmed* and the application be and it hereby is *denied.*

387-50-BZ

APPLICANT—Lehman and Fitzsimons, for Dick Meyer Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected.

PREMISES AFFECTED—75-10 Northern boulevard and 33-01 to 33-09 75th street, southeast corner and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens.

APPEARANCES—
For Applicant: John F. Fitzsimons and M. J. Hirshstein.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (387-50-BZ)

WHEREAS, Lehman and Fitzsimons, for Dick Meyer Corp., owner, filed June 5, 1950, an application under sections 7f, 7A and 7e of the zoning resolution, to permit in a busi-

ness use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, waiting room, storage and office; and to permit curb cuts more than the permitted distance from the intersection; and to permit a ground sign to be erected, affecting premises 75-10 Northern boulevard, south side, block front from 75th street to 76th street; 33-01 to 33-09 75th street and 33-02 to 33-10 76th street (Block 1248, Lot 1), Jackson Heights, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 19, 1950, after due notice by publication in the Bulletin, and laid over to October 31, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 75th street and 76th street are in residence and business use, B area and Class 1½ height districts; Northern boulevard and the site are in a business use, B area and Class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 7, 1950, acting on N.B. Applic. 4560/50, reads:

"1. The use of premises located in a business use district as gasoline service station, locker room, oil changes, waiting room, storage and office is contrary to Art. II, Sect. 4(a) of the Zoning Resol.

2. Curb cuts more than 25'-0 from intersection on 75 St. and 76 St. is contrary to Art. II Sect. 7A. Z.R.

Ground and roof signs are contrary to Art. II, Sect. 4A Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot 200 ft. front by 100 ft. in depth, presently vacant except for billboards for which permits have been issued; that it is proposed to erect a building 80 ft. by 21 ft. in area, one story and mezzanine, 23 ft. 10½ in height, of Class 3 construction, to be used in conjunction with proposed gasoline service station as office, waiting room, locker room, lubritorium and for storage; that it is further proposed to install twenty-one 550-gallon gasoline tanks, 12 approved dispensing pumps, 4 curb cuts on Northern boulevard, one curb cut each on 75th and 76th streets; and

WHEREAS, the applicant contends that there will be no motor vehicle repair work of any kind carried on on the premises; that the pump islands will be sixteen feet long each, set at right angles to and twenty feet back from the Northern boulevard lot line; that the most easterly pump islands will be set 59 feet westerly of the 76th street lot line and the most westerly pump island 26 feet easterly of the 75th street lot line; that the distance between pump islands will be 22½ feet; that the accessory building will be set along the 75th street building line, extending southerly from the Northern boulevard building line; that a canopy 153 ft. long and 15 ft. wide will extend westerly from the southerly portion of the building over four service islands designed to take care of such needs as water, air, etc.; that a planting area 2 ft. wide will extend along the southerly lot line, protected by a fence 6 ft. high and a concrete curbing 6 in. in height; that it is proposed to have one curb cut 25 ft. wide on the 75th street front, 4 curb cuts 30 ft. wide each on the Northern boulevard front and 1 curb cut 16 ft. wide on the 76th st. front, none to be nearer than 5 ft. to any building line; that the main part of the accessory building will be located at the southwest corner of 76th street and Northern boulevard; that the remainder of the building will consist of a boiler room, open bay and storage room; that the portion of the premises used for traffic will be suitably paved with concrete around the pump islands and tarvia or other impervious materials elsewhere; that the proposed operation is a departure from the conventional gas station now in operation in New York City; that the absence of motor vehicle repairing or auto laundering renders the proposed station free from objectionable features; that the treatment of the rear of site will guarantee to the abutting property owners the preservation of the light and air presently enjoyed by them and should enhance the value of their property; that the opposite property to the west is presently used as a miniature golf course; all other opposite properties are devoted to automobile uses, one an auto sales agency on northwest corner of 75th street, a used car lot on the north side of Northern boulevard between 75th and 76th streets, a used car lot on the northeast corner of 75th street and a garage for the Fifth avenue buses on the southeast corner of 76th street, which is on a plot 150 ft. deep and extends into the residence use district; that Northern boulevard is a heavily trafficked artery extending practically the whole width of Queens County and carrying traffic across it to the northern part of Long Island; that the proposed operation is designed to give fast gasoline selling service, none of which will be self-service and the arrangement of the facilities will insure such service without hazard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under sections 7f, 7A and 7e, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 4560-50 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

437-50-BZ

APPLICANT—Andrew Di Camillo, for Charles Resnikoff, owner (John Scopelliti, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years.

PREMISES AFFECTED—8678 (8676 displayed) 18th avenue, west side, 50 ft. north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (437-50-BZ)

WHEREAS, Andrew Di Camillo, for Charles Resnikoff, owner; John Scopellitti, lessee, filed June 16, 1950, an application under section 7i of the zoning resolution, to permit in a business use district, a motor vehicle repair shop and the parking of four motor vehicles waiting to be serviced, for a term of five years, affecting premises 8678 (8676 displayed) 18th avenue, west side, 50 feet north of Benson avenue (Block 6368, Lot 60), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on September 19, 1950, after due notice by publication in the Bulletin, and laid over to October 31, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Benson avenue is in residence and business use, C area and Class 1 height districts; 18th avenue is in business and unrestricted use, C area and Class 1 height districts; and the site is in a business use, C area and Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1950, acting on Alt. Applic. 2118-50, reads:

"1. Proposed use, motor vehicle repair shop, and parking of 4 motor vehicles to be serviced, in a business use district, is contrary to Art. II, Sec. 4(a) (29) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 26 ft. front by 96 feet, 8 in. in depth (irrregular), on which is located a building at the rear of the lot, 29 ft. 6 in. by 32 ft. 2 in., one story, 10 ft. 4 in. in height, of Class 3 construction, for which Certificate of Occupancy 90504/38 has been issued for a four-car garage; that it is proposed to permit the continuation of the present use of motor vehicle repair shop and to permit the parking of four motor vehicles waiting to be serviced; and

WHEREAS, the applicant contends that the building is actually occupied as a motor vehicle repair shop; that the subject premises were formerly part of the adjoining premises to the north, #8674—18th avenue, known as Lot #59, which was subdivided to form lots #59 and new lot #60 of the subject premises; that the purpose of the subdivision was due to the fact that the adjoining premises, #8674, is a multiple dwelling and no appeal for relief could be made to the Board if the subject site were on same lot with a multiple dwelling; that on November 16, 1949, the Fire Department placed a violation against the premises for operating as a repair shop without a certificate of occupancy from the Department of Housing and Buildings; that the site has been occupied as a motor vehicle repair shop for more than ten years; that the premises have been owned by the same family for the past 10 years and prior to the violation placed by the Fire Department on November 16, 1949, they had no knowledge it was illegally occupied; that a variance is requested for a motor vehicle repair shop for a term of five years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7i thereof, for a term of five (5) years, to permit the motor vehicle repairing *on condition* that such motor vehicle repairing shall be entirely within the building and shall be by hand tools only; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that parking for not more than four (4) motor vehicles waiting to be serviced may be permitted under an application as filed with and approved by the borough superintendent; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

443-50-BZ

APPLICANT—Sheer Realty Corp., owner (Sheer Motors, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in the residence use portion of a lot located in a residence and business use district, the sale and display of use motor vehicles, and to permit the parking of patrons motor vehicles.

PREMISES AFFECTED—66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Leffert Holz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (443-50-BZ)

WHEREAS, Sheer Realty Corporation, owner, Sheer Motors, Inc., lessee, filed June 20, 1950, an application under sections 7c, 7e and 7h of the zoning resolution, to permit in the residence use portion of a lot located in residence and business use districts, the sale and display of motor vehicles, and to permit the parking of patrons' motor vehicles, affecting premises 66-20 Queens boulevard, southwest corner of Laurel Hill boulevard (Block 2420, Lot 19), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 26, 1950, after due notice by publication in the Bulletin, and laid over to October 31, 1950, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Queens boulevard is in a business use, B area and Class 1½ height district; Laurel Hill boulevard and the site are in residence and business use, B area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 12, 1950, acting on Alt. Applic. 1279-50, reads:

"2. The proposed use of the residence portion of this plot for used car lot for the sale and display of motor vehicles and parking area for patrons is contrary to Art. 2, Section 3 of the zone res."

and

WHEREAS, the applicant states that the premises consist of a plot, 118.17 ft. front by 217.13 ft. in depth, triangular, on which is located a building 68 ft. 4¼ in. front by 48 ft. in depth, irregular, one story, 16 ft. 7 in. in height, of Class 3 construction, presently used as an automobile showroom and office, used car lot and parking area for patrons on an irregular plot for which certificate of occupancy 53584-49 (Alt. 3369-49) has been issued; that it is proposed to use the portion of the lot in the residence use district for the sale and display of used cars and to permit the parking of patrons' cars; and

WHEREAS, the applicant contends that the southerly portion of the premises located in the residential area is presently enclosed with a wire fence, and is not being used for any purpose; that the frontage on Queens boulevard, located in the business area, is improved with a one-story building occupied as an automobile showroom and the balance of the frontage on Queens boulevard is unimproved and is used as a drive-in for automobiles to be displayed in the showroom; that directly behind the building and north of the fenced-in area is an area used for the parking, storage, sale and display of used cars, as well as a parking area for the patrons of the business, for which no parking fee is charged; that the Long Island railroad trestle passes these premises at a distance of approximately 125 ft. to the northeast; that approximately 100 ft. west of the premises, the City of New York is contemplating the construction of a connecting highway; that the lot adjacent to these premises on the west, on Queens boulevard, is improved with a large gasoline station; that the southeast corner of Queens boulevard and Laurel Hill boulevard is likewise improved with a gas station; that there is a great deal of vacant land in the surrounding area, some of which is not in use and some of which is used for the outdoor storage of materials; that there are also many repair shops and sheds; that the entire plot, because of its irregularity and location is not suitable for any use other than the business being conducted on so much of the property as is now zoned for business; that this use will be in keeping with the present use of the surrounding property; that effective December 23, 1940, a change was made in the zoning affecting 66-20 Queens boulevard, Elmhurst, Section 13, Block 2420, Lot 19; that prior to said change, this lot was zoned part un-

restricted, part business and part residence; that the change was from the above to business and residence use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7, subdisions c and h, thereof, for a term of five (5) years, to permit the premises to be occupied for the parking of patrons' motor vehicles under section 7h and for the sale and display of motor vehicles under section 7c substantially as proposed and as indicated on plans filed with this application marked "Received June 20, 1950," three sheets, and marked "Received October 4, 1950," one sheet, *on condition* that these premises shall be used only in connection with the sales agency on the northerly portion of the site; that this portion of the premises shall be enclosed in a chain link fence of the woven wire type with anchored steel posts erected on a masonry foundation to a total height of not less than 6 ft.; that a gate thereto to Laurel Hill boulevard shall be of similar construction; that such gate shall be normally kept closed; that the curb cut opposite such entrance to Laurel Hill boulevard shall not exceed 15 ft.; that no signs shall be erected on this portion of the premises within the residence use district; that the surface of the premises shall be leveled and surfaced with clean gravel or steam cinders and treated with a binder and rolled; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

483-50-BZ

APPLICANT—Henry George Greene, for John J. Cavanaugh, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7h and 7i of the zoning resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, car-washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene and John J. Cavanaugh.

For Opposition: Marvin L. Levitt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (483-50-BZ)

WHEREAS, Henry George Greene, for John J. Cavanaugh, owner, filed June 27, 1950, an application under sections 7f, 7h and 7i of the zoning resolution, to permit in business and unrestricted use districts, the erection and maintenance of a gasoline service station, car washing, lubritorium, motor vehicle repair shop, accessory sales and office and to permit the parking and storage of more than five motor vehicles, affecting premises 5140-5160 Broadway, northeast corner of West 220th street (Block 2215, Lot 842), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on September 26, 1950, after due notice by publication in the Bulletin, and laid over to October 31, 1950, for inspection and decision by the Board, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Broadway is in a business use, A and B area and Class 1½ height district; West 220th street and the site are in business and unrestricted use, A area and Class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 31, 1950, acting on N.B. Applic. 109-50, reads:

> "1. Gasoline service station, car washing, lubritorium, sales and offices, motor vehicle repair shop, parking and storage of more than five (5) motor vehicles in a use district partly business and partly unrestricted is contrary to Article II, Section 4a subds. 29 and 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 225 ft. 0-⅞ in. front by 126 ft. 4⅜ in. in depth (irregular) presently vacant; that it is proposed to erect a building 70 ft. front by 28 ft. in depth, one story, 11 feet in height of Class 3 construction, to be used in conjunction with proposed gasoline service station as a lubritorium, auto laundry, motor vehicle repairs, ordinary storage and offices; that it is further proposed to install six approved 550-gallon gasoline tanks, six approved dispensing pumps, a curb cut on 9th avenue, four curb cuts on Broadway and two on West 220th street; that it is further proposed to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot; and

WHEREAS, the applicant contends that the site is located in an area almost entirely made up of commercial and industrial buildings; that to the north is a coal yard, to the south are garages and an auto laundry and immediately to the east are repair shops and auto wreckers' lot; that the proposal to erect this station would in no way affect the surrounding area and would on the contrary improve the neighborhood, since the site at present is in a deteriorated condition and the erection of this gasoline station would brighten the entire corner in addition to providing a service for the neighborhood; that there are no gasoline stations within a reasonable distance in either direction along Broadway; and

WHEREAS, the Board finds that the area to the east is unrestricted; that directly to the south across West 220th street there is an auto laundry, now a non-conforming use; that the Board recently permitted gasoline pumps to be erected in connection with this laundry which, however, have not been erected; that recently several gasoline stations on Broadway, beyond the Ship Canal have been demolished and replaced by a housing development, thus reducing the gasoline facilities in the general area; that across Broadway the presence of Baker Field indicates the unlikelihood of business development; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f, h and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under sections 7f, 7h and 7i thereof, for a term of fifteen (15) years, to permit the use of the premises substantially as proposed and as indicated on plans filed with this application marked "Received June 27, 1950," two sheets, and marked "Received August 8, 1950," two sheets, *on condition* that any existing uses on the premises shall be removed and the premises shall be leveled substantially to the grade of Broadway and West 220th street as to the rear portion and arranged substantially as indicated on such plans; that the accessory building shall be constructed of face brick as proposed and of the design as indicated; that the rear portion of the premises may be used for open air parking, provided that on the rear and street lot lines there is erected a woven wire fence of the

chain link type, on a masonry foundation to a height of not less than 6 ft. with openings thereto from West 220th street and 9th avenue, each not exceeding 20 ft. in width; that to the main portion of the gasoline service station there may be four (4) curb cuts, each not over 30 ft. in width, as indicated, and no portion of any curb cut nearer than 5 ft. to the side lot lines as prolongated, and also an additional curb cut to the gasoline selling area from West 220th street of similar width; that the balance of the gasoline selling area shall be paved with concrete or other reasonably impervious bituminous paving; that the parking lot area at a lower level as proposed shall be surfaced with steam cinders or clean gravel and treated with a binder and rolled and graded so as to provide surface drainage; that the number of gasoline storage tanks shall not exceed six (6) 550 gallon tanks; that pumps shall be erected not nearer than 10 ft. from the base of the pump to the Broadway building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and all roof signs, but permitting the erection within the building line at both the north and south of a post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft.; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that sidewalks and curbs surrounding the premises shall be constructed to the satisfaction of the borough president; that at the intersections within the building line, there shall be erected blocks of concrete extending for a distance of not less than 5 ft. along either street and to a height of not less than 12 in.; that such blocks may be segmental in shape; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

219-50-A

APPLICANT—Lama, Proskauer and Prober, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-20 to 85-26 135th avenue (Dumont avenue), south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama, Benjamin Einhorn and Solomon H. Kaplan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

569-50-A

APPLICANT—Lama, Proskauer and Prober, for Vito Santoro, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Carmine C. Marasco and William E. Clancy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, at 10 A.M. at request of attorney for objector.

537-50-A

APPLICANT—Continental Baking Co., Inc., owner.

SUBJECT—Appeal from an order and decision of the fire commissioner.

PREMISES AFFECTED—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street (1st floor); (Block 2225, Lot 10), Borough of Brooklyn.

APPEARANCES—
For Applicant: E. N. Thorner.
For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (537-50-A)

WHEREAS, Continental Baking Co., Inc., owner, filed July 10, 1950, an appeal from an order and decision of the fire commissioner, affecting premises 87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street (1st floor); (Block 2225, Lot 10), Borough of Brooklyn; and

WHEREAS, Order #24680 LC issued by the Fire Commissioner May 8, 1950, and repeated in a decision of the Fire Commissioner dated July 10, 1950, reads:

"3. Confine refrigerating piping to refrigeration machinery room."

Note: Above orders refer to York 200 pound NH_3 unit on 1st floor."

and

WHEREAS, the applicant states that the building is 3 stories, 40 feet in height, 189 ft. by 200 ft. in area, of Class 3 construction, erected in 1890, located in a business use, B area, Class 1½ height district, used and occupied since erection: basement—bake shop, boiler room, 14 persons; 1st floor—packing and wrapping, 15 persons; 2nd floor—mixing room, salesroom and office, 25 persons; 3rd floor—flour storage, 1 person; that the building is equipped with an approved standpipe system, an approved two-source sprinkler system throughout, three interior 44 in. wide wood stairs, enclosed in wood and plaster partitions, equipped with metal covered and wood doors which are self-closing; stairhall leads from roof to street; and

WHEREAS, the applicant contends that the refrigeration pipes pass through a vapor-tight brick enclosed shaft to the roof, where they connect to an evaporative type condenser; that although these pipes are not confined to the refrigeration machine room, they do not enter into another room in the building; that the roof unit cannot be removed to the refrigeration machine room due to physical limitation of the machine room size; that the type of condenser used is a water saving unit; that while it may be possible to use some other type of condenser, the replacement would result in usage of excessive amounts of water; that due to the fact the present installation is within the spirit of the Code and not in violation of its purposes, it is trusted the Board will permit the approval of the current installation; and

WHEREAS, Certificate of Occupancy #60918 issued April 23, 1930, upon completion of Alteration Permit #2141/30 permits the use of the building throughout for bakery and storage.

Resolved, that the decision of the fire commissioner, acting on Order 24680-LC, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuation of the existing refrigerating system as proposed and as indicated on plans filed with this appeal marked "Received July 10, 1950," 3 sheets, for a term of three (3) months pending the proposed rearrangement of the system and change of refrigerant to Freon, *on condition*

that during such time the system shall be maintained to the satisfaction of the fire commissioner.

Adjourned: 1:15 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 31, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

172-48-SA

APPLICANT—Stratton and Terstegge Co., Inc. (Anchor Division), owner.
SUBJECT—Anchor Oil Burner, Model C-3, (conversion burner) approval of.
APPEARANCES—
For Applicant: Norman J. Griffin.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (172-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 172-48-SA September 19, 1950

SUBJECT—Anchor Oil Burner Model C-3, approval of.

Stratton and Terstegge Company (Anchor Division) filed February 18, 1948, an application with the Board of Standards and Appeals for approval of the Anchor Oil Burner—Model C-3 under the provision of C19-57.0, Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A conversion oil burner for domestic and commercial installation.

Description

This is a mechanical draft conversion oil burner suitable for installations in hot water or steam boilers and warm air furnaces. The burner consists primarily of an electric motor G.E. 1/6 H.P. or equal, a Torrington Fan, a Sundstrand fuel unit, a General Electric 10000 V. transformer. The blast tube is seamless steel with standard cone. The controls consist of M. H. or equal Thermostat, M. H. or equal Stack switch and M. H. or equal Limit Control. The controls also consist of M. H. or equal T 11 Aeratherm, L A 419A Airstat for warm air furnaces R A 116 A and RA 117A Protecto relays, P 404A Pressuretol for steam installation, LA409A Aquastat limit control or Electronic Controls. The burner has a capacity of one to two and one half gallons per hour.

Inspection and Test

A model of this burner was inspected and tested at the Shell Laboratory at Sea Warren, New Jersey. Present at the test were Chief Engineer L. V. Huber and John A. Darts, Jr. of the Committee on Test and N. J. Griffin, representative of the applicant.

The burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner was provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare-backs or unusual carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability. With a stack temperature of 580° F., CO_2 content of the flue gases was 14.9. The burner has been approved by the Underwriters Laboratories, Inc., Misc. Petroleum 1639 App. 47C1311.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Anchor Oil Burner, Model C3, for domestic and commercial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce Standards when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label permanently affixed reading. "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 172-48-SA."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

407-48-SM—Vol. II

APPLICANT—Lehigh Materials Co., owner.
SUBJECT—Application reopened February 15, 1950—re Lelite General Purpose Aggregate for exterior use (previously approved for interior use).
APPEARANCES—
For Applicant: Ansel T. Rogers.
ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (407-48-SM-Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 407-48-SM-Vol. II September 14, 1950

SUBJECT—Amendment of resolution as to exterior use of Lelite.

Lehigh Material Company, Lansford, Pennsylvania requested by letter, dated January 24, 1950, that the resolution adopted December 21, 1948 under Cal. No. 407-48-SM-Vol. I, wherein the Board approved Lelite (General Purpose Lightweight Aggregate) for use as a lightweight aggregate in concrete design under the pertinent sections of the Code but limiting its use to concrete work that is not exposed to the action the weather and/or other elements on the exterior surfaces of a building or structure, be amended so as the use of Lelite (General Purpose Lightweight Aggregate) be extended to concrete work exposed to the action of the weather and/or other elements on the exterior surface of a building or structure. The case was reopened by a vote of the Board February 15, 1950.

Purpose

The material, Lelite, is to be used as an all purpose concrete aggregate, that is for use either in exposed or unexposed places.

Description

The material is the same aggregate as described in the

resolution adopted by the Board December 21, 1948 under Cal. 407-48-SM-Vol. I.

Inspection and Test

Test slabs of various cement contents using Lelite as the aggregate and an air entraining agent were cast at Manhattan College, April 14 and April 17, 1950. Similar slabs using sand and limestone as the aggregate and an air entraining agent were cast at the same time. The make up of the specimens was witnessed by Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and A. T. Rogers representing the applicant.

The slabs were cast with a thermo-couple lead in the geometric center of the slab, so that a temperature of 0° F. at the geometric center of the slab could be recorded.

The test was a comparative test between the slabs of sand and stone concrete and Lelite concrete to see at what point or cycle disintegration would set in and also to evaluate the loss of weight, in per cent due to the disintegration, at the completion of 250 cycles.

Each cycle consisted of freezing the specimens until a temperature of 0° F. was obtained at the geometric center of the specimen. The specimens were then removed from the freezer and thawed in air to 40° F. at the geometric center, and finally spraying all surfaces with a needle spray at 25 p.s.i. pressure.

Every 25th cycle the specimens were immersed in water for 8 hours to insure maximum moisture content.

It was noted that when the centers showed 0° F. and 40° F. respectively the surface temperature was 25° F. and 60° F.

Results of test:

(A) Lelite with darex:

Cement Content	Strength (p.s.i.)	Percent Loss
5.98	2420	8.96
7.02	3570	1.92
0.25	8.08	4580
6.34	2433	2.61
6.90	3487	0.72
7.95	4095	0.37
(B) Regular Stone Concrete		
5.62	4300	1.33
6.16	4900	1.66
6.92	5465	23.60
(C) Stone and Darex Concrete		
5.25	2885	1.12
6.02	4725	0.86
6.39	4970	0.57

The complete test report of Manhattan College is on file with and is part of the application.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted December 21, 1948 under Cal. 407-48-SM can be amended so as to permit the use of Lelite (General Purpose Lightweight Aggregate) on concrete work that is exposed to the action of the weather and/or other elements on the exterior surface of a building or structure, on condition that the minimum cement content for exterior work shall be: 6¼ sacks of cement per cu. yard; or a mix by volume of 1:2.4 fine Lelite :3:3 coarse Lelite and using an air entraining agent in the amount as specified by the manufacturer on condition that the requirements of the resolution adopted December 21, 1948 under Cal. No. 407-48-SM relating to marking or stamping of bills of lading shall be complied with.

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 21, 1948 in accordance with the above report.

1009-48-SA

APPLICANT—Johnson Elevator Door Operator Co., owner.

SUBJECT—Johnson Elevator Door Operator Co., Elevator Hoistway Door Electric Contact Lock, approval of.

APPEARANCES—
For Applicant: Eric K. Johnson.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (1009-48-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 1009-48-SA October 3, 1950

SUBJECT—Johnson Elevator Door Operator Company, Elevator Hoistway Door Electric Contact Lock.

The Johnson Elevator Door Operator Company filed November 30, 1948, an application with the Board of Standards and Appeals for approval of the Johnson Elevator Door Operator Company, Elevator Hoistway Door Electric Contact Lock under the provisions of C26-1179.0 Administrative Building Code.

Purpose

A safety device for elevators.

Description

This is an electro mechanical interlock for horizontally sliding elevator hoistway doors and is actuated by a shoe or cam on the car door. It is normally wired so as to constitute a hoistway unit system. The device consists of a base plate or keeper block mounted on the hoistway door near the edge and having hinged to it a lever. At the upper end of the vertical arm of the lever is adjustably bolted a roller on a shaft. This roller is engaged by the shoe on the car door when the car arrives at the landing. The horizontal arm of the lever has a door latch which when the hoistway door is closed enters the switch housing through a side opening. The latch is forced downward by a spring bearing against a lug on the base plate. A lug on the lower side of the latch arm engages a similar lug on the keeper release which slides horizontally in a guide forming part of the base plate and is held in position by a plate held on by screws. This keeper release has a rubber bumper on its outer end which comes in contact with the side of the switch housing when the door is closed. This pushes the release keeper back against a restraining spring which bears against a lug on the lower part of the lever. As the release keeper slides back the lug on the upper side of it moves out from under the lug on the latch arm and lets the arm drop down into the latching position. The hook on the latch then engages the wall of the switch housing and holds the door in the closed position. The movement of the latch lever upon entering the switch housing engages the switch arm hinged to the back of the switch enclosure and carrying the contact bridging bar. The latch lever does not engage the switch arm until after the latch has been released and the hook has passed over the lip of the hole in the box wall so as to lock the door. The two contact terminals are mounted on an insulating block attached to the back wall of the enclosure. Wiring is led into the enclosure for attachment to the terminals.

Inspection and Test

This appliance was tested and approved by the Underwriters' Laboratories, Incorporated, for each of the follow-

ing tests—Endurance, Current Interruption, Test in Moist Atmosphere. Test without lubricant; Misalignment test. The report of the Underwriters' Laboratories, Inc., Safety Appliance 1170, Application #48C2474 is part of the record in this case. The applicant has filed a letter certifying that the clearances between working parts of the device are such that they will satisfactorily function within the temperature range as required by C26-1179.0.a of the Administrative Building Code. The device was inspected and tested by the Committee on Test and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and E. Johnson, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Johnson Elevator Door Operator Company, Elevator Hoistway Door Hoistway Electric Contact Lock as having met the requirements of Sub. Art. 9, Group 1 of Art. 14 of the Administrative Building Code for use in New York City when installed in accordance with this report and the pertinent provisions of the Administrative Building Code, provided the appliance be marked, labelled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1009-48-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

286-49-SA

APPLICANT—The Maytag Company, owner.
SUBJECT—Application reopened October 3, 1950—re Maytag Automatic Washer, Model AMP (previously approved) re amendment of resolution to permit battery installation.
APPEARANCES—
For Applicant: H. W. Wright.
ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (286-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 286-49-SA October 9, 1950
SUBJECT—Amendment of resolution to permit battery installation of Maytag Automatic Washer.

Maytag Atlantic Co., Inc. requested by letter, dated September 12, 1950 that the resolution adopted July 12, 1949 under Cal. 286-49-SA be amended so as to permit the use of the Maytag Automatic Washer—Model AMP in battery connection. The case was reopened by a vote of the Board October 3, 1950.

The Committee on Test is of the opinion that there has been no changes whatsoever in the construction of the appliance and the air gap being maintained therefore recommend that the resolution adopted July 12, 1949 under Cal. 286-49-SA be amended so as to permit the use of the Maytag Automatic Washer Model AMP in battery installation, provided that the connections to the waste line shall be in accordance with the following:

Maximum No. per Battery	Waste Line Diameter
3	2″
12	3″
30	4″

Slop Sink Requirements: Water line diameter 2½ in. to 4 in. slop sink 3 ft. x 3 ft. x 3 ft. All slop sinks to have mushroom strainers having a diameter the same size as the waste line.

The foregoing table is based upon there being no specific provision for this type of equipment in C-26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for this equipment when connected in batteries and in addition, the discharge pump on each individual washing machine unit greatly facilitates the rate of discharge to the waste line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connection in the battery units. The requirements of the Electric Code shall be met; and further that the requirements of the resolution adopted July 12, 1949 under Cal. 286-49-SA be complied with.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 12, 1949 in accordance with the above report.

654-49-SA

APPLICANT—The DeVilbiss Company, Incorporated, owner.
SUBJECT—DeVilbiss Automotive Drying Oven (Gas Fired), approval of.
APPEARANCES—
For Applicant: Herbert A. Niedhammer.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (654-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 654-49-SA September 25, 1950
SUBJECT—DeVilbiss Automotive Drying Oven (Gas Fired), approval of.

DeVilbiss Company, Toledo, Ohio, filed September 12, 1949, an application with the Board of Standards and Appeals for approval of the appliance known as the DeVilbiss Automotive Drying Oven (Gas Fired), under the provisions of the Paint Spraying Rules of the Board.

Purpose

This appliance is to be used as a forced drying oven (Indirect type) for automotive refinishing.

Description

The forced recirculating air oven is designed to bake automotive finished at a temperature of 175° F. in 45 minutes.

The design of the oven is such that it may be obtained in two combinations: (1) A solid back and one set of doors or (2) A set of doors at each end.

Spring type latches are provided for holding the doors shut. The oven is constructed of panels fabricated from 20 gauge black iron. The panels are packed with Fiberglass insulating wool and provide a wall thickness of 2 inches. The overall dimensions of the oven are 22'-10" long by 9'-2" high by 14'-2½" wide.

Ducts within the oven give cross circulation of air. The air is exhausted from one side of the oven by a recirculating fan driven by a ¼ H.P. explosion-proof motor. One thousand cubic feet of air is circulated through the oven every minute.

The heat for the oven is supplied by a Surface Combustion Indirect Duct Type Air Heater. The heater is installed in the air supply duct to the oven and utilizes circulated air for heating by convection.

The unit is indirect fired so that the products of combustion do not mix with the circulated air. The heat transfer elements are placed in series and each element is made of grey cast iron, cast integral with external radiation fins and internal heat absorbers. Ribbon flame type burners are used and are located at the bottom, heat transfer units so as to fire vertically upward through each tube. The equipment on the heater includes an automatic electric pilot, built in draft diverter, magnetic valve, gas pressure regulator and gas shut off valve.

The temperature within the oven is controlled by a Poartlow Modulating Gas Valve that is manually set at the desired temperature. This valve automatically regulates gas flow to the heater. Located ahead of the modulating gas valve is a solenoid valve. This valve is interconnected with a high limit switch, flame control and an air flow switch so that if the oven overheats, if the pilot light goes out or if the air flow stops, the oven shuts down completely.

Inspection and Test

A model of the oven was inspected and tested October 27, 1949 at the Fincher Motor Company, Rochester, New York, by Comm. E. W. Kleinert, Committee on Test. The device functioned as designed and all safety features operated as required.

Recommendation

On the basis of the inspection and test and data filed by the applicant, the Committee on Test recommends that the DeVilbiss Automotive Drying Oven (gas fired) be approved for use in New York City under the provisions of the Paint Spraying Rules of the Board, on condition that the combustion air for the gas burners shall be drawn from the outdoors, and further that each oven bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #654-49-SA."

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

24-50-SA

APPLICANT—Ferro-Nil Corp., owner-manufacturer.

SUBJECT—Ferro-Nil Injector, approval of.

APPEARANCES—
For Applicant: J. Wolfe Chassen.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (24-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 24-50-SA

SUBJECT—Ferro-Nil Injector, approval of.

Ferro-Nil Corp. of 381 Fourth Avenue, New York City, filed November 25, 1949 an application with the Board of Standards and Appeals for approval of the Ferro-Nil Injector (a proportionate feeding device for treating water with sodium silicate) under the provisions of C26-178.0.6 Administrative Building Code and Section 170 of the Sanitary Code.

Purpose

The device is for voluntary installation where it is desired to control pipe corrosion by use of chemicals which are mixed with the water supply.

Description

This device comprises a chamber of several sizes, connected to either the cold water building main or the feed main to the hot water system. It is underslung, supported by legs and connected in a by-pass circuit from the water main down through the chamber and back up to the main. It may be isolated from the water main by shut-off valves on both the inlet and outlet pipes. A control valve is located above the chamber. Additional equipment includes a filler plug, drain valve and air-vent cock for emptying and refilling. The inlet pipe, usually ¾ inch in size and bypassed from the main feed line enters the chamber and continues to within one inch as an impingement tube for agitating heavy viscous liquids such as Sodium Silicate. This tube may be of various size pipe from ⅛ inch to ¾ inch in diameter, according to the water pressure and flow carried in the main. At the other end of the chamber, the water, mixed with the chemical, passes out of the chamber at the top through a second by-pass pipe into the main feed line. In order to shunt the water through the chemical chamber, a flanged union is installed in the main feed line between the connections of the inlet and outlet pipes of the chamber. In the middle of this union is inserted a restricted orifice disc. An alternate method of shunting the water consists of a Pilot tube or gooseneck tube inserted through the in-connection at the main and a gate valve installed on the main between the by-pass connections and partly closed for the purpose of shunting the water. The chemical treating chamber made of extra heavy black sheet iron is in various sizes and used according to the size of the water system to be treated.

Inspection and Test

The device was inspected and tested at the Water Testing Station of the Department of Water Supply, Gas and Electricity at 438 East 24th Street, New York City. Present at the test were Commissioner E. W. Kleinert, Chief Engineer Leslie V. Huber, Committee on Test, R. M. Palmer, J. Miraud and J. Wolf Chassen, representing the applicant, Albert N. Aerynes, Joseph Weinster and Jacob Deiderman, Department of Health, James McCormack, Robert Denning, J. R. Smith, A. S. Chasse, A. J. Niedrich and S. Steizler, Department of Water Supply, Gas and Electricity. The test indicated that the device now complies with regulations, the pH valve averaging 7.8. Copy of the report of the Department of Water Supply, Gas and Electricity is a part of the record in this application.

Recommendation

On the basis of the inspection and test, the Committee on Test recommends that the Ferro-Nil Corporation, Ferro-Nil Injector (proportioning feed for drinking water with sodium silicate be approved for use in New York City, when installed and operated in accordance with this report, and further that the restricted orifice disc shall be of bronze, provided the device bears a label permanently af-

fixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 24-50-SA.".

EDWIN W. KLEINERT,
Commissioner.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

29-50-SM

APPLICANT—Danca Export-Import Co., Inc., for George H. Berlème, owner-manufacturer (William H. Wilson, agent).

SUBJECT—B-Safe Door Pre-Vue (Model A) Door Interviewer, approval of.

APPEARANCES—
For Applicant: William H. Wilson.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (29-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 29-50-SM October 2, 1950

SUBJECT—B-Safe Door Pre-Vue (Model A) Door Interviewer, (approval of).

Danca Export-Import Co., Inc., New York, filed January 4, 1950 an application with the Board of Standards and Appeals for approval of the B-Safe Door Pre-vue (Door Interviewer) under the provisions of C26-178.0 Administrative Building Code and Opening Protective Assembly Rules of the Board.

Purpose

This appliance is for voluntary installation in a door to permit the occupant of the dwelling to observe the visitor on the outside and at the same time the visitor is unable to view the occupant of the dwelling due to the composition lens in the device.

Description

The appliance consists of two lenses supported approximately 2 inches apart within a cylindrical metal housing. Both lenses are constructed of Crown glass. The forward, or outer, lens is approximately 1-1/16 inch in diameter and 5/16 of an inch in thickness at the outer shoulder. This is a negative concave lens. This lens is employed in conjunction with a second and smaller lens, the eye-piece lens mounted at the rear of the device. The smaller lens is 5/8 inch in diameter and is a positive, convex lens.

By means of this combination of a negative wide-angle concave lens and a positive convex small lens, the observer can inspect the entire person of the visitor even when the latter is in very close proximity to the door.

The forward lens is held in place by a fibreboard sleeve which slips into the main barrel or cylinder of the appliance and which is held firmly and tightly in place by a locking rear metallic cap in which the smaller lens is mounted and held in place by a spring clip. The locking cap is also held in position by a similar spring clip.

Both the main housing the locking rear cap are die cast of ZAMAK-5 which is a zinc alloy which contains 4.10% aluminum, 1.00% copper, 0.03% magnesium and the remainder 94.87% of zinc. This alloy has a melting point of 717° F.

The entire assembly may be fitted into a 1¼ inch circular hole in a door and held securely in place by means of an adjustable and sliding retaining ring. This ring is held in final adjustment against the inner surface of the door by a counter sunk set screw. With the flange on the main housing firmly set against the outer surface of the door and the retaining ring set and locked against the inner surface of the door, the device cannot be removed except from the inside of the door and with the use of a special key which is supplied with the device, it is therefore tamper-proof.

Inspection and Test

A model of the device was inspected at the office of the Board. Present at the inspection were Chief Engineer L. V. Huber, and J. A. Darts, Engineering Division, Committee on Test and W. H. Wilson, representing the applicant.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the B-Safe Door Pre-Vue Model A (Door Interviewer), under the provisions of C26-191.0a for voluntary installation under Rule 3.7 of the Rules for Inspection of Opening Protective Assemblies when constructed in accordance with the details contained herein, on condition that the applicant furnish the manufacturer of the opening protective assembly a template showing the amount of cut-out necessary to receive the unit and provided further that the device bears a label or decalcomania reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 29-50-SM."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

241-50-SA

APPLICANT—Jackson and Church Co., Inc., owner-manufacturer (Irving T. Hecht, agent).

SUBJECT—Jackson and Church Oil Fired Suspension Units, Models OL-180-S, OL-350-S and OL-560-S, approval of.

APPEARANCES—
For Applicant: Irving T. Hecht.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Not Voting: Commissioner Kleinert..... 1

THE RESOLUTION (241-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 241-50-SA October 2, 1950

SUBJECT—Jackson and Church Oil Fired Suspension Units, Models OL-180-S, OL-350-S and OL-560-S, approval of.

Jackson and Church Co., Inc., of Saginaw, Michigan filed March 3, 1950, an application with the Board of Standards and Appeals for approval of the Jackson and Church Oil Fired Suspension Units—Models OL-180-S,

OL-350-S and OL-560-S under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

These are oil fired heaters to be suspended from ceilings.

Description

These are oil fired mechanical draft warm air heating furnaces. They are equipped for automatic temperature control and include temperature limit controls having a maximum setting of not more than 250° F. The heater body is constructed of 12 gauge carbon steel in the 180, 350, the 560 is 10 gauge, so constructed that the fire box section has a volume of more than 3 cu. ft. per gallon of oil burned. The unit is baffled internally so that the flue gases are in intimate contact with the heat transfer surface. The blower is of standard Sirocco type equipped with V belt drive. The oil burner is a high pressure atomizing type equipped with two stage pump Webster or equal. The controls consist of fan and limit control, MH401 or equal RA116 or RA117 or equal T11A or equal thermostat. The heater is suspended from the ceiling beams by eye bolts.

Inspection and Test

The heater was inspected and tested at 70th street and Northern boulevard., Borough of Queens. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and Irving T. Hecht, Alan Burns and Charles Low, representing the applicant. The heater has been approved by the Underwriters' Laboratories, Inc., Misc. Pet. 1870 Application 49C2482A.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Jackson and Church Oil Fired Suspension Units, Models OL-180-S, OL-350-S and OL-560-S for use in New York City in domestic, commercial and industrial installations with fuel oil not heavier than #3 U. S. Dept. of Commerce Standards and in garages and gasoline selling stations when the flame in the heater is located at least 8 ft. above the floor; that all electrical connections shall be of explosion-proof type and all gasoline storage systems shall be installed in accordance with the requirements of C19-72.0 Administrative Code. That all heaters for use in explosive atmospheres shall be equipped with a 40-40 mesh screen over the oil burner combustion air intake; provided that each heater shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 241-50-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

383-50-SM

APPLICANT—Athol Manufacturing Company, owner-manufacturer.

SUBJECT—Terson 1.85X-FRS-MRS and Terson 210-FRS-MRS Vinyl Synthetic Resin Coated Fabrics (flame and mildew resistant—for projection screen), approval of.

APPEARANCES—
For Applicant: Howard I. Earl.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (383-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 383-50-SM October 9, 1950

SUBJECT—Terson 1.85X-FRS-MRS and Terson 210-FRS-MRS (Vinyl Synthetic Resin Coated Fabric), approval of.

Athol Manufacturing Company, Athol, Massachusetts, filed May 19, 1950 an application with the Board of Standards and Appeals for approval of the materials known as Terson 1.85X-FRS-MRS and Terson 210-FRS-MRS (Vinyl Synthetic Resin Coated Fabric) under the provisions of C26-72.0.C Administrative Building Code.

Purpose

The materials are to be used for screens for the projection of motion, audible or sound or television pictures.

Description

The base cloth for Terson 1.85X-FRS-MRS is a 1.85 cotton dull material and the base for the Terson 210-FRS-MRS is a cotton sheeting.

The base cloth is then treated with a Vinyl Resin. The Vinyl resin representing approximately 70% of the ingredients in this product is a high molecular weight copolymer vinyl chloride vinyl acetate resin. In their basic form the resin is non-inflammable, hard and rigid. In order to impart flexibility to the resin an organic liquid substance known as Plasticizer is mixed with the resin and absorbed by it. Terson is made up by the organosol process, this is the baking of the resin into the fabric by infra-red rays.

Tetranium oxide is added in order to give a whiter surface so as to increase the reflective properties of the screen.

Inspection and Test

Samples of Terson 210-FRS-MRS and Terson 1.85X-FRS-MRS were flametested at the Better Fabrics Testing Bureau, September 22, 1950, in accordance with the Rules of the Board for Tests of Fire Resistive Flameproof Material. Present at the test were J. A. Darts, Engineering Division, Committee on Test, H. I. Earl representing the applicant and W. H. Masterson of the Laboratory.

Results were as follows: There was no flashing, flaming or glow outside the charred area in any sample. The maximum time of glow in the charred area was Terson 210—6 seconds; Terson 1.85X—18 seconds. As all the glow was confined to within the area it may be disregarded, per Rule 4.3 of the Board of Standards and Appeals adopted under Cal. 294-40-SR.

Recommendation

On the basis of the foregoing tests the Committee on Test concludes that Terson 210-FRS-MRS and Terson 1.85X-FRS-MRS possesses inherent flameproof properties and accordingly recommends the approval of this material for use as a screen for the projection of motion, audible or sound or television pictures as provided for in C26-72.0.C Administrative Building Code.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Rules for Tests of Fire Resistive Flameproof materials, etc., adopted by the Board of Standards and Appeals under Cal. No. 294-40-SR.

The Committee further recommends that each container or wrapper in which Terson 210-FRS-MRS and Terson 1.85X-FRS-MRS is marketed shall be labeled or marked

"Approved by the Board of Standards and Appeals for use in New York City under Cal. 383-50-SM."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

557-50-SA

APPLICANT—Tokheim Oil Tank and Pump Co., owner-manufacturer.
SUBJECT—Tokheim Gasoline Dispensing Pumps, Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP, and 40, 62, 64 and 66, approval of.
APPEARANCES—
For Applicant: A. P. Lapsansky.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1
THE RESOLUTION (557-50-SA)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 557-50-SA September 25, 1950
SUBJECT—Tokheim Gasoline Dispensing Pumps—Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP, 40, 62, 64 and 66, approval of.

The Tokheim Oil Tank and Pump Company, owner-manufacturer filed July 12, 1950, an application with the Board of Standards and Appeals for approval of the Tokheim Gasoline Dispensing Pumps, Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP and 40, under the provisions of C19-69.0 Administrative Code, Pumps Model 62-, 64 and 66, are to be marketed under the name "National".

Purpose

Pumps for dispensing of gasoline to automobiles, etc., with and without computing attachment.

Description

Model 39-HS computer pump and 39-WNC-HS non-computer pump are similar to Model 802-S commercial pump approved by the Board under Cal. 1326-39-SA, except that model 802-S was equipped with a 4 rotor horizontal counter, while Model 39-HS is equipped with a computer Register and Model 39-WNC-HS is equipped with a wheel type non-computer Register. There is a further difference in the shape of the pump housing, the new housing being more streamlined than square. The difference between the computer and non-computer pumps is that the computer pump registers the amount of sale and the gallons delivered and indicates price per gallon. The non-computer pumps register only gallons delivered and indicate price per gallon. Model 45-H and Model 45-TP and Model 46-H and 46-TP pumps are commercial pumps similar to Models 800-S and 800-S-TP and Model 802-S and Model 802-S-TP, approved by the Board under Cal. 1326-39-SA except a difference in pump housing which are more streamlined than square and the pumps are lower in height. Model #40 is a power pump for consumer and private use only not to be used for resale purposes. This pump has a manual operated switch lever on outside of pump within easy reach of operator at all times. The National model #62 Low Computer Pump is the same as Model #39-L-RA, approved by the Board under Cal. No. 652-49-SA except that the dome of the pump is of different design, in that it provides for advertising panels and dial faces will have the name "National". Model #64 computer pump is same as Model #39-L-EZ approved by Board under Cal. No. 652-49-SA, except as to the dome and advertising panel and name National on dial face for advertising panels as in Model 62, Model 66 Low Computing Pump is same as Model #39-L-HR, approved by Board under Cal. No. 1326-39-SA, except as to the dome and advertising panel and name National on dial face for advertising panel on dome as in Model #62.

Inspection and Test

Models of these pumps were inspected and tested at 155 E. 44th Street and found to operate as described. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, A. T. Lapsanski and John Dixon, representing the applicant. The pumps have been approved by the Underwriters Laboratories, Inc., Guide No. 60-03.4. The pumps have explosion-proof motors.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Tokheim Gasoline Dispensing Pump, Models 39-HS, 39-WNC-HS, 45-H, 45-TP, 46-H, 46-TP and 40, also to be marketed as National Gasoline Dispensing Pump, Models 62, 64 and 66 for use in New York City, when installed and operated in accordance with this report and the requirements of C19-69.0 Administrative Code, provided each pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #557-50-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

568-50-SA

APPLICANT—William R. Sundermeyer, for Norman Products Co., owner-manufacturer.
SUBJECT—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace, Models FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A, FUB-100A, UH-40, UH-60, UHB-60, UHB-80 and UHB-100, approval of.
APPEARANCES—
For Applicant: William R. Sundermeyer.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1
THE RESOLUTION (568-50-SA)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 568-50-SA October 3, 1950
SUBJECT—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace; Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A, approval of.

MINUTES

William R. Sundermeyer, for Norman Products Company, Columbus, Ohio, filed July 21, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as Norman Southern Horizontally Designed Forced Air Gas Fired Central Furnace—Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100 under the provisions of Article 12 of the Administrative Building Code.

Purpose

The appliance is a gas fired furnace to be used for domestic and commercial heating.

Description

The model numbers preceded by the letters FU refer to a forced air furnace with the input in BTU as FU-40A refers to a 40,000 BTU forced air furnace. The models FUB are the same as the FU exeept it uses a blower. The models UH are unit heaters and the models UHB are unit heaters with a blower.

The burners of all models are slotted port immersion type cast iron burner and are available for use with naturally, mixed, manufactured and LP gas. The combustion chamber is fabricated of 16 gauge cold rolled steel in the shape of hour glass tubes in order to give heating surface. The casing is of 20 gauge cold rolled steel, one side finished in high temperature aluminum and the outer surface an opalescent finish. The inner liner is of 22 gauge cold rolled steel, high temperature aluminum finish on both sides. The blower motor ranges from 1/25 HP in the small sizes to ¼ HP in the largest size.

The controls consist of fan and limit control, main automatic gas valve and thermostat, 100% safety pilot and hand shut off valve. A gas pressure regulator is used when operating with either the natural, mixed and manufactured gas. All units have been approved by the American Gas Association, Incorporated.

Inspection and Test

A model of the furnace was inspected and tested at the Harding Homes, Edgewater Park, Bronx, New York. Present at the inspection were J. A. Darts, Engineering Division, Committee on Test and W. R. Sundermeyer, representing the applicant. The appliance operated as designed and the safety controls function as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A be approved for use in New York City for domestic and commercial heating when manufactured in accordance with this report and installed in accordance with the requirements of Article 12 Administrative Building Code, on condition that each unit bears a label permanently affixed reading: "Approved by the Board of Standard and Appeals for use in New York City under Cal. 568-50-SA."

HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

345-44-SA

APPLICANT—Reliable Products Manufacturing Co., Inc., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Reliable Heat Exchanger (previously approved).
APPEARANCES—
For Applicant: A. A. Arvintz.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (354-44-SA)

WHEREAS, the Reliable Heat Exchanger was approved October 31, 1944. The resolution was amended May 7, 1946 to include Type U, Type B, Type BU and Type C, the heat transfer medium being water. The resolution was amended October 18, 1949 to permit the use of synthetic inorganic chemical with a flash point of 275 degrees; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 18, 1949, by adding thereto:

". . . that in addition to the types above referred to, Type D may also be included, provided the requirements of the resolution adopted October 18, 1949, are complied with in all other respects."

62-39-SM

APPLICANT—The Philip Carey Manufacturing Co., owner.
SUBJECT—Application for consideration—reopening and amendment of resolution—re Carey 11-1/3 by 36 in. 3 tab Hexagonal Asphalt Shingle, 167 lb. (previously approved re Carey Built-up Roofings).
APPEARANCES—
For Applicant: John H. Erbien.
ACTION OF BOARD—Application reopened for report on amendment as to substitution of the three-tab sheet for the two-tab sheet previously approved, which the applicant states will no longer be manufactured.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating, and Deputy Chief Guinee 4
Negative 0

749-45-SM

APPLICANT—Apex Brass and Bronze Works, Inc., owner.
SUBJECT—Apex Ash Receivers, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application dismissed for lack of prosecution.
THE VOTE TO DISMISS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

628-49-A—Vol. II

APPLICANT—Howard H. Snyder, for Bordo Corp., owner.
SUBJECT—Application reopened as Vol. II, October 10, 1950—re Application filed (re decision of the borough superintendent), pursuant to section 310 of the Multiple Dwelling Law for variation of the provisions of Sections 231 and 102 of the Multiple Dwelling Law as to means of egress (previously granted on condition).

MINUTES

PREMISES AFFECTED—45 East 85th street, north side, 70 ft. west of Park avenue (3rd floor); (Block 1497, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Keating..... 1

THE RESOLUTION (628-49-A-Vol. II)

WHEREAS, this appeal pursuant to Section 310 of the Multiple Dwelling Law an application for variation of the provisions of Sections 231 and 102 of the Multiple Dwelling Law, affecting premises 45 East 85th street, north side, 70 ft. west of Park avenue (6th floor); (Block 1497, Lot 28) Borough of Manhattan was granted by the Board October 18, 1949, as Vol. I, on certain conditions; and

WHEREAS, this appeal was reopened as Vol. II October 10, 1950, upon application of Howard H. Snyder, for Bordo Corporation, owner, for a variation under the provisions of Sections 102 and 231 of the Multiple Dwelling Law, affecting the third story of this building; and

WHEREAS, the decision of the borough superintendent, dated August 23, 1950, on amendment to Alt. Applic. 1215—49, reads:

"A2—Repeat. Proposed combination of egresses is not acceptable.

Note: Bldg. should conform to either Sec. 231 M.D.L. or Sec. 102 M.D.L. in its entirety."

and

WHEREAS, the applicant states that the building is 9 stories, 100 ft. in height, 165 ft. 6 in. by 87 ft. in area, of fireproof construction, located in a residence use, B area, Class 1½ height district; and

WHEREAS, the applicant states that this application for variation of the provisions of Sections 102 and 231 is filed in accordance with the powers vested in the Board by Section 310.2(a)(4) of the Multiple Dwelling Law for buildings erected prior to July 1, 1948; that the typical plan consists of two 8-room, two 7-room and one 6-room apartment on each floor; that the front east 7-room apartment on the third floor has become vacant and the owner wishes to subdivide this apartment into one 5-room and one 2-room apartment, as indicated on plans filed with this appeal; that the proposed egress for the new apartments D and G on the third floor will be in compliance with Sections 102 and 103 of the Multiple Dwelling Law for buildings hereafter erected and the remainder of the building will have egress in compliance with Section 231 of the Multiple Dwelling Law with the exception of the portion of the 6th floor, which was the subject of action by the Board under Vol. I of this appeal; that the revised third floor arrangement conforms to later standards and eliminates the undersirable opening of apartment doors directly on the stairhall; that an additional vestibule and haven of refuge will be created between the apartment doors and the stairhall, thus creating a safer and more desirable arrangement than those existing; that existing leases and rent laws make it impossible for the owners to alter other apartments in his line at this time and permission is therefore sought to have egress complying with Sections 103 and 231 at the same time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 18, 1949, by adding thereto:

"*Resolved*, further, that the decision of the borough superintendent, acting on Alt. Applic. 1215/49, be and it hereby is *modified* and that the appeal be and it hereby is *granted* as to the third floor so that it may be arranged and occupied as proposed and as indicated on plans filed with this appeal, marked 'Received September 20, 1950' (5 sheets), *on condition* that in all other respects the requirements of the resolution as adopted October 18, 1949, shall be complied with."

628-50-A

APPLICANT—Julian Roth, for Metropolitan Life Insurance Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1172-1178 Park avenue and 74 East 93rd street, southwest corner (8th, 11th and 12th floors); (Block 1504, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: Julian Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (628-50-A)

WHEREAS, Julian Roth for Metropolitan Life Insurance Company, owner, filed August 23, 1950, an applicant pursuant to Section 310 of the Multiple Dwelling Law for a variation of the provisions of Sections 102 and 231 of the Multiple Dwelling Law affecting premises 1172-1178 Park avenue and 74 East 93rd street, southwest corner, (8th, 11th and 12th floors); (Block 1504, Lot 40) Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated July 28, 1950, as to Alt. Applic. 202-50, reads:

"A4. Proposed combination of egress is not acceptable.

Note same must either conform to Sec. 102 M.D.L. and or Sec. 231 M.D.I. in its entirety."

and

WHEREAS, the applicant states that the building is 13 stories, basement and pent house, 150 ft. in height; 105 ft. by 90 ft. 7½ in. in area, of fireproof construction; erected 1925; located on a lot 105 ft. by 100 ft. 8½ in. in area, in a residence use B area, Class 1½ height district; used and occupied since 1926—cellar, boiler room, laundry, storage, mechanical equipment, 10 persons; basement, one and a half apartments and 10 maids rooms; 1st floor, one and a half apartments; 2nd, 3rd, 7th, 11th, 12th and 13th floors, three apartments each; 4th, 5th, 6th, 8th, 9th, 10th floors, two apartments each floor, pent house, one apartment; proposed to be used and occupied without change except that the 8th floor will have three apartments and the 11th and 12th floors four apartments each; that the building is provided with an approved standpipe system; that there are two interior stairs, one 2 ft. 11 in. and the other 3 ft. wide, of iron construction, terra cotta enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; that in addition there is an exterior fire escape which is not a required means of egress leading from first floor to yard fronting on Park avenue; and

WHEREAS, on May 2, 1950, under Cal. 173-50A, the Board granted permission to alter the 2nd, 3rd, 7th, 11th, 12th and 13th floors as indicated on plans filed March 10, 1950, so as to permit the rearrangement of apartments on condition that the exits from floors upon which the alterations were proposed be in full compliance with Section 102 of the Multiple Dwelling Law; that the exits from the remaining floors not then proposed to be altered be in full compliance with Section 231 of the Multiple Dwelling Law and that the building otherwise comply with the Multiple Dwelling Law; and

WHEREAS, the applicant now states that under Alteration Application, (202-50) that plans were filed to subdivide large apartments on the 2nd, 3rd, 7th, 11th, 12th, and 13th floors, and a variance was subsequently granted by the Board under Cal. 173-50-A; that on July 21, 1950, an amendment was filed to the same alteration application to subdivide apartments 11A, 8B and 12B, in a manner similar to the apartments previously permitted by the Board; and

WHEREAS, the applicant contends that Section 102 provides that there be two means of egress from each apartment, access to which must be through a public hall; that Section 231 provides that each apartment have two means of egress, one of which shall be directly accessible without passing through the public hall; that on the floors where alterations are proposed a public hall will be created serving as access to two of the present stairs complying with Section 102 of the Multiple Dwelling Law which section applies to new multiple dwellings and is by far the safest means of egress as the apartments will not be directly connected to the stairs with the inherent hazard of smoke entering the stairs; that under the proposed alteration two doors, namely the apartment door and the stair door would have to be opened simultaneously for smoke or flame to enter; that the alteration proposed will be on certain floors only for the reason that these apartments are now vacant and the exit conditions in the floors which it is proposed to alter will not detract from the exits on the unaltered floors nor will the exit on the unaltered floors have any adverse effect on the altered floors; that the alteration proposed will create more useful units than previously existed and cannot be undertaken unless the exits as proposed are accepted by the Board; and

WHEREAS, Certificate of Occupancy 11523 issued October 11, 1926, upon completion of work under N.B. Applic. 123 of 1925, describes the building as fireproof and permits its use as a tenement house and contains no notation that a certificate of compliance has been issued; and

WHEREAS, at that time of the Board's action under Cal. 173-50-A it was not apparent that the stair now marked as stairs No. 2 was originally erected as a tower fire escape; that plans now filed with this appeal marked "Received October 24, 1950," 1 sheet, showing detail of stair No. 2 indicates that such stairs are 2 ft. 11 in. in width and have 8½ in. risers and 9 in. treads (including nosing); and

WHEREAS, in the opinion of the Board the stair referred to as a "fire tower" is incorrectly described and was incorrectly described when the Board acted inadvertently on May 2, 1950; that the exit referred to is a "tower fire-escape" and does not meet the requirements as an exit under section 102 as proposed; that, while the Board has power under section 310 of the Multiple Dwelling Law to vary the provisions as to exits, it is of the opinion that a "tower fire escape" should not be accepted to fill the requirements of a stair as required under section 102.

Resolved, that the decision of the borough superintendent be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

278-44-A

APPLICANT—Samuel Rosenblum, for Yemmasse Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—308-316 East 48th street, south side, 100 ft. east of 2nd avenue (Block 1340, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Edwin J. Carey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (278-44-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 308-316 East 48th street, south side, 100 ft. east of Second avenue (Block 1340, Lot 44) Borough of Manhattan was granted by the Board May 23, 1944, on certain conditions; and

WHEREAS, the building is now located in a manufacturing district; and

WHEREAS, the applicant has requested that the term of the variance be extended.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 23, 1944, only so far as it relates to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . as to Objection 3, that the proposed use may continue for a term of five (5) years from the date of this *amended* resolution; and that the garage use may be restored as lawfully permitted after the termination of such term; and that in all other respects the resolution adopted on May 23, 1944, shall be complied with (Alt. 1042-43)."

458-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 3, Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Herman Goldman and L. O. Pouch.

For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to November 21, 1950, at 2 P.M. for applicant to file revised plans, as per Board's instructions.

459-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 2, Upper New York Bay (Block 200, Lot 1), Topkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Herman Goldman and L. O. Pouch.

For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to November 21, 1950, at 2 P.M. for applicant to file revised plans, as per Board's instructions.

460-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Piers 4 and 5, Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Herman Goldman and L. O. Pouch.

For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to November 21, 1950, at 2 P.M. for applicant to file revised plans, as per Board's instructions.

485-50-A

APPLICANT—John J. McNamara, for Morilla Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

APPEARANCES—

For Applicant: John J. McNamara and Arthur Chodosk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950, at 2 P.M. for inspection and decision; hearing closed.

ZONING APPLICATIONS

535-32-BZ

APPLICANT—McCombs and Ryan, for W. Parsons Todd, owner.

SUBJECT—Application for consideration—reopening and extension of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2300-2310 Boston road and 701-709 Astor avenue, northeast corner (Block 4346, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Lippman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (535-32-BZ)

WHEREAS, this application, under section 21 of the zoning resolution to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises northeast corner of Boston road and Astor avenue, Borough of The Bronx, was denied as Vol. I, January 13, 1933; and

WHEREAS, this application under section 7f of the zoning resolution, permitting in a business use district for a term of two years, the erection and maintenance of a gasoline service station, affecting premises 2300-2310 Boston road, and 701-709 Astor avenue, northeast corner (Block 4346, Lot 5), Borough of The Bronx, was granted by the Board June 9, 1933, as Vol. II on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last such extension was made November 13, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 9, 1933, as amended through November 13, 1945, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7f for a term of five (5) years from the date of this *amended* resolution, to permit . . . that other than as herein amended, the resolution adopted on June 9, 1933 as amended through November 13, 1945, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (NB 421/32 and N.B. 1827/44)."

151-37-BZ—Vol. II

APPLICANT—Shirley and De Shaw, for South Brooklyn Railroad Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot, for customers' and employes' motor vehicles (previously granted by the Board re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles J. Nager, Nathan Doreson and C. Bruce Fluri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (151-37-BZ-Vol. II)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, permitting partly in a business use district and partly in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 365-373 Ralph avenue, northeast corner of Pacific street (Block 1431, Lot 1), Borough of Brooklyn, was granted by the Board as Vol. I March 11, 1938, on certain conditions; and

WHEREAS, this application under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (store) and parking of motor vehicles on the unbuilt upon portion of the plot for customers' and employees' motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles), affecting premises 365-373 Ralph avenue and 2005-2025 Pacific street, northeast corner (Block 1431, Lot 1), Borough of Brooklyn was granted by the Board January 31, 1950, as Vol. II, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended February 28, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 31, 1950, by adding thereto:

". . . that minor changes in the design and arrangement may be permitted and the construction, size and design of the building may be as proposed and as shown on revised plans marked "Received October 17, 1950," (3 sheets), *on condition* that the tower shown at the corner of the proposed building shall be omitted; that otherwise the design of the building may be as shown; that a cellar may be constructed under the store building, arranged substantially as indicated on such revised plan and to permit the construction, in addition to the facilities shown in the cellar, of a women's rest room; that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N.B. 771-49).

512-38-BZ

APPLICANT—Kinney System, Inc., lessee, for Lucy A. Duffy, owner.

MINUTES

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a retail use district (now restricted retail use district), for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-111 West 31st street, north side, 100 ft. west of 6th avenue (Block 807, Lots 34 and 35), Borough of Manhattan.

APPEARANCES—
For Applicant: Richard E. Seley.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (512-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a retail use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 109-111 West 31st street, north side, 100 ft. west of Sixth avenue (Block 807, Lots 34 and 35), Borough of Manhattan, was granted by the Board on July 20, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended November 9, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1938, as *amended* by resolutions adopted through November 9, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7h for a term of two (2) years, to permit the parking and storage of motor vehicles on the plot in the restricted retail district, *on condition* . . . that other than as herein *amended* the resolution adopted on July 20, 1938, as *amended* by resolutions adopted through November 9, 1948, shall be complied with that and a certificate of occupancy shall be obtained. (Letter, Decision 1938)."

402-40-BZ

APPLICANT—Charles M. Spindler, for Agnes M. Hall, owner.

SUBJECT—Application for consideration—reopening as Vol. II re reduction in size of plot and change in arrangement—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station, on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers boulevard, southeast corner of South Conduit avenue (Block 4517, part of Lot 3), Springfield, Borough of Queens.

APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: Edw. Hoffman, Dept. of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (402-40-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use E area district, the erection and maintenance of a building to be used as auto laundry, lubritorium, office and boiler room in conjunction with a gasoline service station on a plot of ground previously occupied as a gasoline service station, affecting premises 144-39 to 144-47 Farmers boulevard, southeast corner of South Conduit avenue (Block 4517, Lot 1 and part of Lot 3), Springfield, Borough of Queens, was granted by the Board December 10, 1940, on certain conditions; and

WHEREAS, time to obtain permits and complete the work, has been extended from time to time, and last extended May 2, 1950; and

WHEREAS, the application requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 10, 1940, by adding thereto:

". . . that in lieu of the accessory building proposed by the plans heretofore referred to, the existing frame building approximately 15 ft. by 31 ft. in area may be used as an accessory building, as proposed, when moved to the south portion of the lot and faced with new brick veneer on all sides and with a new roof surfacing, as proposed and as indicated on revised plans marked 'Received September 27, 1950' (3 sheets), *on condition* that in all other respects the building and use of the premises and all other conditions are in accordance with the resolution adopted on December 10, 1940, including the requirement as to the approval of the Park Department as to signs, landscaping, and design of pumps, and omitting the clause 'that during the term of this permit the premises shall be occupied for no other use than herein permitted (NB-9409-40)'."

605-40-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corporation, new owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7f for a term of ten years, to permit in a business use district the alteration and extension of an existing gasoline service station.

PREMISES AFFECTED—20-40 Grand Street Extension and 255-265 South 4th street, southeast corner (Block 2434, Lots 28, 32 and 33), Borough of Brooklyn.

APPEARANCES—
For Applicant: Max Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (605-40-BZ)

WHEREAS, the application under section 7f of the zoning resolution, to permit in a business use district the alteration and extension of an existing gasoline service station;

premises 20-40 Grand Street Extension and 255-265 South 4th street, southeast corner (Block 2434, Lot 28, 32 and 33), Borough of Brooklyn was granted by the Board October 22, 1940, on certain conditions; and

WHEREAS, the resolution was amended and plans were approved as being in substantial compliance with the Board's requirements November 26, 1940; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 22, 1940 and as amended on November 26, 1940, only so far as it has reference to the term of the variance so that as amended the resolution shall read:

"*Granted* under section 7, subdivision f, for a term of ten (10) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended*, the resolution adopted on October 22, 1940 and amended on November 26, 1940, shall be complied with in all respects and that a certificate of occupancy shall be obtained (N.B. 116-40)."

1231-40-BZ—Vol. II

APPLICANT—Henry Nordheim, for Angelina De Roma, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as a gasoline service station.

PREMISES AFFECTED—4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1231-40-BZ-Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, on a plot used as a gasoline service station, the parking and storage of more than five motor vehicles, affecting premises 4642 White Plains road and 700 East 241st street, southeast corner (Block 5087, Lots 59 and 62), Borough of The Bronx, was granted by the Board as Vol. I, July 15, 1941, on certain conditions and time to obtain permits and complete the work was extended on July 20, 1943; and

WHEREAS, this application under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used as a gasoline service station, affecting premises 4642 White Plains road, east side, 49.44 ft. south of East 241st street (Block 5087, Lot 59), Borough of The Bronx, was granted by the Board April 13, 1948, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 13, 1948, only so far as it has reference to obtaining permits and completion of work so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that all work has been substantially completed, and additional time is required to obtain a certificate of occupancy, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution; and *amended* only so far as it has reference to curb cuts, so that as *amended* this portion shall read;

. . . that entrance and exit to and from the gasoline station shall be through the existing curb cuts, as formerly approved, to White Plains road (N.B. Applic. 906-46)."

1029-41-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station.

PREMISES AFFECTED—263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1029-41-BZ)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension and reconstruction of an existing gasoline service station, affecting premises 263 Bay street and 16 Hannah street, southeast corner (Block 487, Lot 42), Tompkinsville, Borough of Richmond, was granted by the Board July 14, 1942, on certain conditions; and

WHEREAS, time to complete the work was extended from time to time and last extended September 13, 1949; and

WHEREAS, the applicant requested a further extension of time for such similar purpose.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 511-41)."

459-44-BZ

APPLICANT—Arnold W. Lederer, for Mary L. Richardson, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use, C area district, manufacturing use, in excess of the permitted area.

PREMISES AFFECTED—1749-1751 (1751-1753 displayed) Bath avenue and 169 Bay 17th street, Northeast corner (Block 6402, Lot 9), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Henry J. Nurick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (459-44-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use, D area district, manufacturing in excess of the permitted area, affecting premises 1749-1751 (1751-1753 displayed) Bath avenue and 169 Bay 17th street, northeast corner (Block 6402, Lot 9), Borough of Brooklyn, was granted by the Board June 20, 1945, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the applicant has submitted a new decision from the borough superintendent, dated October 11, 1950, under Alt. Applic. 1835-1944.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1945, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that work has been substantially completed, that all permits shall be obtained and all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. Applic. 1835-44)."

798-48-BZ

APPLICANT—Lama, Proskauer and Prober, for George Knight, owner.

SUBJECT—Application for consideration—reopening and amendment resolution—re Application (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, permitting in a residence use district, the change in occupancy from iron works and junk shop, to body and fender repairs, welding, painting and spraying and the storage of motor vehicles, waiting to be serviced (previously granted on condition).

PREMISES AFFECTED—647-649 Midwood street, north side, 152 ft. 4⅞ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (798-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a residence use district the change of occupancy from iron works and junk shop to motor vehicle repair shop, body and fender repairs, welding, painting and spraying and the storage of motor vehicles waiting to be serviced, affecting premises 647-649 Midwood street, north side, 152 ft. 4⅞ in. east of Albany avenue (Block 4800, Lots 71 and 72), Borough of Brooklyn was granted by the Board January 18, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 24, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1949, by adding thereto:

". . . that the requirements of the resolution adopted on January 18, 1949, may be *amended* by adding thereto that the paint spray room may be omitted, *on condition* that there shall be no paint spraying done on the premises and that any incidental spraying shall be limited to not over two quarts of paint material per day; that the exit door on the easterly wall may be moved toward the rear as proposed; that incidental welding shall be carried on near the front portion of the building, for which there are no doors to be provided, all as proposed and as indicated on revised plans marked 'Received October 13, 1950' (2 sheets) (Alt. 2742-48)."

546-49-BZ

APPLICANT—Kitzler and Nurick, for Joseph J. Fisher, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7b and 21 of of the zoning resolution, permitting in an unrestricted and business use, C area district, the erection of a garage for more than five motor vehicles, using more than the permitted area.

PREMISES AFFECTED—710-722 Parkside avenue, south side, 84 ft. 6 in. east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn.

APPEARANCES—
For Applicant: Henry J. Nurick.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (546-49-BZ)

WHEREAS, this application under sections 7b and 21 of the zoning resolution, to permit in unrestricted and business use, C area district, the erection of a garage for more than five (5) motor vehicles and using more than the permitted area, affecting premises 710-722 Parkside avenue, south side, 84 ft. 6 in. east of Nostrand avenue (Block 4828, Lot 13), Borough of Brooklyn, was granted by the Board November 1, 1949, on certain condition; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 1, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the verbal statement by the applicant that plans have been approved and permits have been obtained, that all work shall be completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 690-49)."

(Remaining minutes will be printed in the Bulletin of November 14, 1950).

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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DEPUTY CHIEF TIMOTHY P. GUINEE

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Address all communications to the Chairman

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PETITION FOR CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS

On November 2, 1950, Copy of Order to Show Cause and Petition was served on the Board by Hammer & Rothblatt, attorneys for owner, Rose Gscheidle, in connection with the denial of her appeal by the Board on September 26, 1950, re the use of the premises, in part, for storage and repairing of more than five (5) commercial and more than three (3) passenger motor vehicles, storage, crating and packing, loading and shipping of all kinds of freight, operation of storage and shipping business in a residence use district; Cal. No. 293-50-A; premises 2315-2325 Story Avenue, east side, 113.75 ft. east of Havemeyer Avenue, Borough of The Bronx.

* * *

COURT DECISIONS

Matter of Bruno vs. Murdock:—On October 4, 1949, the Board affirmed the decision of the Borough Superintendent, acting on application for revocation of approval of N. B. Application 47-49, for erection of a gasoline station, lubritorium, auto washing, office and accessory sales, motor vehicle repair shop and parking and storage area for more than five motor vehicles, in an unrestricted use, B area, Class 2 height district, and denied appeal; Cal. No. 498-49-A; premises 349-351 East 103rd Street, and 2001-2009 First Avenue, northwest corner, Borough of Manhattan.

Court review was sought by an objecting property owner.

At Special Term, Supreme Court, Mr. Justice Hofstadter sustained the Board as follows:

> Motion to vacate order of certiorai and to dismiss the petition is granted and the determination of the board of standards and appeals is sustained. The board upheld the refusal of the superintendent of buildings to revoke a permit for the erection of a gasoline service and lubricating station, auto washing and motor vehicle repair shop and parking area for more than five motor vehicles on the northwest corner of One Hundred and Third street and First avenue in the Borough of Manhattan which location is in an unrestricted use area. The petitioner has wholly failed to establish that the three playgrounds in the East River Housing development are public parks or playgrounds as defined in the zoning resolution. Moreover, each of the playgrounds is a separate unit smaller than one-half acre in area. The public park on the Franklin D. Roosevelt drive does not have an entrance or exit on the same street as the proposed structure to which the petitioner objects. Neither the public school nor the parochial school comes within the prohibitions of section 21-A of the zoning resolution (Sondern v. Walsh, 108 Misc., 196). It is not shown that the clinic and nursery school is either a public school or a hospital maintained as a charitable institution. The grounds on which the action of the board of standards and appeals is challenged have not been made out. Settle order.
>
> (N. Y. Law Journal, Oct. 18, 1950, page 849).

* * *

Matter of Ducon Realty Corp. vs. Board:—On November 22, 1949, Board granted a variance under Section 7, subdivision c of the Zoning Resolution, to permit partly in a residence and partly in a business use district the extension of a garage use to existing storage warehouse (previously denied by Board for extension of garage use to first floor of storage warehouse). Cal. No. 159-48-BZ; premises 202-212 West 89th Street, south side, 80.6 ft. east of Broadway; Borough of Manhattan.

On December 21, 1949, proceedings were instituted for a court review by an objecting property owner.

At Special Term, Supreme Court, Mr. Justice Pecora sustained the Board, as follows:

> "Matter of Ducon Realty Corp'n (Murdock et al.)—Petitioners seek to review the action of the Board of Standards and Appeals which granted a variance of use under section 7(c) of the zoning resolution. The premises are in a business and residence use district. The

CALENDAR

Board has granted a variance of use permitting garage use of the now existing garage on the premises to be extended to the non-conforming storage warehouse on the front of the lot and to permit the storage warehouse to be altered and be used as a garage for more than five motor vehicles. ¶The first objection to this action of the board is that it had no power to entertain or grant the application for a variance in the light of its denial of a prior application. While it is true that the board generally has no power to reopen and review its decisions, it may do so where there has been a material change in the factual situation. Here, I find that the board was justified and empowered to reopen and consider anew the application upon the filing of the new application containing facts materially changing the aspects of the original case. ¶With respect to the evidence before the board, the board is vested with the authority to exercise its discretion, and its members are men with specialized knowledge in the fields in which the board acts. In exercising its discretion herein in granting the application for a variance, it cannot be said that the board acted unlawfully, capriciously or arbitrarily. This court will not, therefore, interfere with the board's conclusion. There is ample evidence in the record to support the board's action, and the board imposed appropriate conditions and safeguards in accordance with the requirements of section 7 (c) of the zoning resolution. ¶I, therefore, find that the determination of the Board of Standards and Appeals, herein was proper, and consequently the order of certiorari will be vacated and the petition dismissed."

N. Y. Law Journal, Aug. 18, 1950, page 273.)

* * *

Matter of Park Office Building Corp. vs. Board:—On December 20, 1949, the Board affirmed decision of the Borough Superintendent and denied an application, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy of cellar in existing business building (previously granted by Board) from storage to factory and storage; Cal. No. 627-26-BZ, Vol. II; premises 1910 Arthur Avenue, east side 200.14 ft. south of East Tremont Avenue, Borough of The Bronx.

At Sepecial Term, Supreme Court, Mr. Justice McGeehan sustained the Board.

(N. Y. Law Journal, October 24, 1950).

DOCKET

New Cases Filed up to November 7, 1950

Cal. No. Dept. Premises Affected.

783-50-BZ—H.B.Q.—155-13 to 155-25 Horace Harding boulevard and 59-52 156th street, northwest corner (Block 6733, Lot 1), Flushing, Borough of Queens, N.B. 8334-50.

784-50-BZ—H.B.B.—1583 Pitkin avenue, north side, 80 ft. east of Herzl street (Block 3495, Lot 37), Borough of Brooklyn, N.B. 1584-40.

785-50-SA—Florence Pot Type Oil Burning Radiant Circulating Heater, Model KRC35A-O, manufactured by Florence Stove Co., Appliance.

786-50-SA—Florence Pot Type Oil Burning Radiant Circulating Heater, Model KRC36A-O, manufactured by Florence Stove Co., Appliance.

787-50-BZ—H.B.Q.—47-03 108th street, southeast corner of 47th avenue (Block 2003, Lot 1), Corona, Borough of Queens, Alt. 1987-50.

788-50-A—H.B.B.— 355-381 Empire boulevard, north side, 140 ft. east of Nostrand avenue (Block 1309, Lot 138), Borough of Brooklyn, Alt. 3083-50.

789-50-A—H.B.M.—207-215 West 43rd street, 200-214 West 44th street and 1493-1505 Broadway, west side, from West 43rd to West 44th streets (1st floor, theatre); (Block 1015, Lot 29), Borough of Manhattan, B.N. 3229-50.

790-50-BZ—H.B.Q.—156-07 to 156-25 Horace Harding boulevard and 59-50 157th street, northwest corner (Block 6734, Lot 1), Flushing, Borough of Queens, N.B. 8333-50.

791-50-BZ—H.B.Q.—157-15 to 157-27 Horace Harding boulevard and 59-54 Parson boulevard, northwest corner (Block 6735, Lot 1), Flushing, Borough of Queens, N.B. 8331-50.

792-50-BZ—H.B.Q.—158-01 to 158-27 Horace Harding boulevard, north side, from Parsons boulevard to 159th street, 59-51 Parsons boulevard and 59-52 159th street (Block 6736, Lot 1), Flushing, Borough of Queens, N.B. 8332-50.

793-50-SA—Orr and Sembower Powermaster Oil Preheater, Model 3, manufactuered by Orr and Sembower, Appliance.

794-50-BZ—H.B.M.—333-335 West 17th street, north side, 374 ft. west of 8th avenue (Block 741, Lots 17 and 18), Borough of Manhattan, Alt. 1921-50.

795-50-BZ—H.B.B.—3768-3778 Nostrand avenue and 2915-2925 Avenue Y, northwest corner (Block 7422, Lot 1037), Borough of Brooklyn, N.B. 1555-50.

796-50-BZ—H.B.Q.—155-01 to 155-09 Horace Harding boulevard and 59-51 155th street, northeast corner (Block 6733, Lot 6), Flushing, Borough of Queens, N.B. 8678-50.

797-50-A—H.B.Q.—11-16 37th avenue, southwest corner of 12th street (Block 361, Lot 23), Long Island City, Borough of Queens, N.B. 3305-49.

798-50-SM — Minute Man Finishing Hydrated Lime, manufactured by Lee Lime Corp., Material.

799-50-A—H.B.Q.—94-12 New York boulevard, west side, 345 ft. north of Liberty avenue (basement); (Block 10106, Lot 65), Jamaica, Borough of Queens, (under section 35, General City Law re bed of mapped street—proposed public parking field), Alt. 2098-50.

800-50-BZ—H.B.B.—2824-2840 West 20th street, west side, 175 ft. south of Neptune avenue and 2831-2839 West 21st street, east side, 249 ft. 2 in. south of Neptune avenue (Block 7018, Lot 18), Borough of Brooklyn, Alt. 2961-50.

Restored to Docket.

405-50-A—H.B.Q.—Application pursuant to Section 35 General City Law to permit the erection of an addition to the 2nd story of an existing building located in the bed of a mapped street (51st street); Premises 45-48 51st street, west side, 100 ft. north of 47th avenue (Block 2283, Lot 64), Woodside, Borough of Queens (restored to docket November 8, 1950; previously withdrawn).

395-26-BZ—Vol. II—H.B.Q. — 65-15 Cooper avenue, northwest corner of Cypress Hills street (Block 3600, Lot 60), Glendale, Borough of Queens, N.B. 6741-50.

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1046-48-BZ—H.B.B.—1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust street (Block 6736, Lot 1), Borough of Brooklyn, Alt. 3461-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
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Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Sept. 5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Sept. 12, 1950—Vol. 35, No. 37
Fire Retarding Rules for Garages, etc.	July 18, 1950—Vol. 35, No. 29
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Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 12, 1950—Vol. 35, No. 37
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure Rules of	May 30, 1950—Vol. 35, No. 22
Smoking in Factories, Rules for	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc	Sept. 26, 1950—Vol. 35, No. 39
Sprinkler, Rules	June 14, 1949—Vol. 34, No. 24A
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19	Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 14, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 14, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

413-50-BZ—Application, May 31, 1950, under section 7f of the zoning resolution, of Paul Friedman, applicant, on behalf of Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Loew and Holtzman and Weinbert, lessees), to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years; premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

403-45-BZ—Reopened March 28, 1950 as Volume II—Application, February 23, 1950 under sections 7a and 7c of the zoning resolution of Irwin Emerman, applicant, on behalf of Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners: (doing business as Julius Mock and Sons), to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board); premises 761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

514-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Samuel J. Blank, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

353-50-BZ—Application, May 22, 1950, under sections 7f and 7i of the zoning resolution, of William H. Byrne, applicant, on behalf of 1149 63rd Street Realty Corp., owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop, and office; premises 1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

403-50-BZ—Application, June 9, 1950, under section 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Leo and Anna Kowaleski, owners, to permit in a restricted retail use district the addition of cabaret use to existing restaurant on first floor; premises 10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

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417-50-BZ—Application, June 14, 1950, under sections 7c and 21 of the zoning resolution, of Francis Seaman, applicant, on behalf of Rebann Laundry Corp., owner, to permit in a residence and manufacturing use district the extension of existing wet wash laundry; premises 32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

512-50-BZ—Application, July 7, 1950, under sections 7e and 21 of the zoning resolution, of William Farrell, applicant, on behalf of Rocco Ruoti, owner, to permit in a business use, D area district the erection and maintenance of an additional building on lot using more than the area permitted; premises 228 Avenue U, south side, 131 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 10), Borough of Brooklyn.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

288-50-BZ—Application, April 28, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John C. Kramer and Naomi Charmont, owners, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office; premises 2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue "N" (Block 7666, Lot 15), Borough of Brooklyn.

486-50-BZ—Application, June 28, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years; premises 414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

2-42-BZ—Reopened May 16, 1950 as Volume II—Application, April 27, 1950, under section 7f of the zoning resolution of Joseph Lau, applicant, on behalf of Max Minker, owner, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expires October 26, 1950); premises 260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

245-50-BZ—Application, April 10, 1950, under sections 7f, 7i and 7A of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Nathan Willis, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection; premises 79-12 to 79-22 Grand avenue and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

414-50-BZ—Application, June 13, 1950, under section 21 of the zoning resolution of Joseph Schafran, applicant, on behalf of Jengus Realty orporation, owner, to permit in a business use, D area district, the erection and maintenance of a building using more than the area permitted; premises 114-07, 114-09 and 114-11 Queens boulevard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

780-45-BZ—Reopened July 25, 1950 as Volume II—Application, July 6, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Vito Santoro, owner, to permit in a residence use district, the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor; premises 1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

569-50-A—1818 to 1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

726-27-BZ—Reopened October 17, 1950 as Volume II—Application, September 26, 1950, under sections 7f and 7e of the zoning resolution of Edward Sharf, applicant, on behalf of William Luhrs, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, locker room storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced; premises 74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

766-28-BZ—Reopened June 27, 1950 as Volume IV—Application, May 31, 1950, under section 21 of the zoning resolution of Andrew Di Camillo, applicant, on behalf of Dominick Alesi, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 820-828 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

530-42-BZ—Reopened September 12, 1950 as Volume III—Application, July 28, 1950 under section 7h of the zoning resolution of Imre Chairman, applicant, on behalf of Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee), to permit in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years; premises 358-374 Avenue of the Americas (6th), east side, from Washington Place to

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Waverly Place, 126-130 Waverly place and 87 Washington place (Block 552, Lot 37), Borough of Manhattan.

215-50-BZ—Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

342-50-BZ—Application, May 4, 1950, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Bros. Estates, Inc., owner to permit in the business use, C and D area district, portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted; premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12, and 13), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

633-50-BZ—Application, September 7, 1950, under sections 7A, 7e, 7f, and 7i of the zoning resolution of Norman Lederer and Leonard Joseph, applicants, on behalf of Lenia Eisenberg and Ida Lena Sackman, owners, to permit in a business and residence use, B area district, the erection and maintenance of a garage, for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area, and to permit curb cut and entrance on Clinton Place beyond the permitted distances from the intersection; premises 2175 Jerome avenue and 8 Clinton place, southwest corner, (Block 3195, Lot 86), Borough of the Bronx.

638-50-BZ—Application, September 11, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Edwin H. Thatcher, applicant, on behalf of Edward F. Glacken, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, office, salesroom, and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years; premises 9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, 9), Borough of Brooklyn.

673-50-BZ—Application, September 26, 1950 under sections 7f and 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Harry Weiser, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line; premises 284-288 South 9th street, and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 14, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 14, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

709-49-A—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

518-50-A—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

225-50-A—27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan.

664-50-A—1589-1597 (1587-1597 displayed) Atlantic avenue and 45-55 Troy avenue, northeast corner (2nd floor); (Block 1706, Lot 1), Borough of Brooklyn.

505-50-A—15-15 to 15-19 122nd street, east side, 75 ft. north of 18th avenue (Block 4084, Lots 8 and 10), College Point, Borough of Queens.

570-50-A—694 Third avenue, west side, 63 ft. 10⅛ in. south of East 44th street (5th floor); (Block 1298, Lot 37), Borough of Manhattan.

624-50-A—1317-29 Broadway, 441-459 7th avenue, 105-171 West 34th street and 112-166 West 35th street, block bounded by 34th and 35th streets, Broadway and 7th avenue (19th floor); (Block 810, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 21, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 21, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building

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(stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

431-49-BZ—Application, June 2, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Geraldine Donohue, owner (J. & L. Auto Service, lessee), to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting, and spraying, sale and storage of auto parts, office and without the required rear yard; premises 103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonconforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

842-49-BZ—Application, November 17, 1949, under section 7c of the zoning resolution, of Joseph Lau, applicant, on behalf of Adolfo Bertelini, owner (Richard Bertelini, lessee), to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted; premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

150-50-BZ—Application, February 28, 1950, under sections 7a, 7c of the zoning resolution of Henry Nordheim, applicant, on behalf of Wiljay Realty Company, owner, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station; premises 1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29. 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

232-48-BZ—Reopened January 10, 1950 as Volume II—Application, November 7, 1948, under section 7e of the zoning resolution of Rudolph C. P. Boehler, applicant, on behalf of S. S. Glauber, Inc., owner (G. E. Walter and Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

1101-41-BZ—Reopened September 19, 1950 as Volume II—Application, September 12, 1950, under sections 7c, 7i and 7h of the zoning resolution of A. L. Andujar, applicant, on behalf of The Texas Company, owner, to permit in a business and unrestricted use district, the rearrangement of existing gasoline service station and to permit the addition of a motor vehicle repair shop, and the parking and storage of motor vehicles on the unbuilt upon portion of lot in addition to motor vehicles being parked and waiting for service; premises 451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1) Borough of Brooklyn.

116-44-BZ—Reopened February 17, 1948 as Volume III—Application, January 26, 1948, under section 7i of the zoning resolution of Herman Kron and Son, applicants, on behalf of Bessie Deutch and Sol Deutch, owners, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom; premises 337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

789-49-BZ—Application, September 19, 1949, under sections 7f and 7i of the zoning resolution, of Irrera and Luongo, applicants, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied); premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

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262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

326-50-BZ—Application, April 20, 1950, under sections 7e and 21 of the zoning resolution, of Charles Levy, applicant, on behalf of Michael Romagno, Jerry Zipparo, Ida Zipparo, Domenick Macry, Aurelio Cervellini, Deborah Levy, Frank Pirrallo, Josephine Pirrallo and Charles Bertolo, owners, to permit in a residence use, D-1 area district, the change in occupancy from one family dwellings to two family dwellings; premises 2567 to 2569 Laconia avenue, west side, 100 ft., 125 ft., 150 ft., 175 ft., 200 ft., 225 ft. and 250 ft. south of Allerton avenue (Block 4452, Lots 56, 57, 58, 59, 60, 61 and 62), Borough of The Bronx.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, autowashing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of March avenue (Block 1759, Lot 10), Borough of Brooklyn.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

596-46-BZ—Reopened October 24, 1950 as Volume II—Application, August 30, 1950, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Hyman Friedman, Incorporated, owner, to permit in a residence use D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area; premises Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner, (Block 5679, Lot 1), Borough of Brooklyn.

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

733-50-A—193 Manhattan avenue, northwest corner of West 108th street (13th floor and roof); (Block 1844, Lot 12), Borough of Manhattan.

630-50-A—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 21, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 21, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

551-40-S—Vol. II—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor lobby); (Block 824, Lot 32), Borough of Manhattan; (reopened May 31, 1950).

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

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662-50-A—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

708-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 133-03 Jamaica avenue, north side, 100 ft. east of 132nd street (Block 9284, Lot 6 and part of Lot 9), Jamaica, Borough of Queens.

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

747-50-A—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

674-50-A—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street (Block 522, Lots 1, 21, 29), Long Island City, Borough of Queens.

766-50-A—64-66 East 86th street, south side, 164 ft. 5⅓ inches east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 28, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

216-40-BZ—Reopened September 12, 1950 as Volume II—Application, July 21, 1950, under section 7f of the zoning resolution of Oswald Fischer, applicant, on behalf of Vincent Rao and Charles Rao, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

599-44-BZ—Reopened March 28, 1950 as Volume II—Application, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Adelphia Paint and Color Works, Inc., owner, to permit in a residence use district, the extension of existing paint factory and paint storage; premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142). Ozone Park, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

593-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years; premises South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

594-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises north side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

489-48-BZ—Reopened April 25, 1950 as Volume II—Application, March 30, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants on behalf of Harold Strauss, owner, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores); premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

126-50-BZ—Reopened September 26, 1950 as Volume II—Application, September 6, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Hogan Paint and Chemical Company, owner, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn); premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

465-50-BZ—Application, June 27, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Elias Rubin, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor

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vehicle repairs, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced; premises 112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

614-50-BZ—Application, August 17, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Helen Horemiotis, owner, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed laundry, and the erection of more than one building on the lot; premises 153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

1046-48-BZ—Reopened November 8, 1950 re amendment of resolution—application of Lama and Proskauer, applicants on behalf of American Ice Co., owner, previously granted on condition, under section 7c of zoning resolution, permitting in a residence and unrestricted use district, the change in use from ice plant to storage garage for more than five motor vehicles, motor vehicle repair shop, welding, auto laundry, painting and spraying, boiler room and office and open air parking and storage of more than five motor vehicles; premises 1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust avenue (Block 6736, Lot 1), Borough of Brooklyn.

120-35-BZ—Reopened April 18, 1950 as Volume II—Application, March 13, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Estate of Andon E. Andon, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district); premises 63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

597-49-BZ—Reopened October 17, 1950 as Volume II—Application, September 29, 1950 under section 7h of the zoning resolution of Fred C. Dahlem, applicant, on behalf of Fred F. French Operators, Inc., owner (Harriette Turan, lessee), to permit in a residence use district, the parking and storage of motor vehicles, and to permit the erection of an office for attendant for a term of years; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; premises 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

605-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo, applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 28, 1950, at 2 o'clock in 1013, Municipal Building, Manhattan, on the following matters:

297-50-SM—Indestructo Flush Hollow Metal Door.

563-42-SA—Vol. II—The Drever Company Ammonia Dissociation Equipment (reopened March 4, 1947).

502-50-SM—Sanistand—Female Urinal—Model F-5800.

419-39-SM—Vol. II—Macomber V Joists (reopened September 13, 1949).

67-46-SM—Lumite Fabrics Woven of Saran.

42-45-SM—Vol. II—Spraykote Fire Test Fibre No. 1102 (reopened February 21, 1950).

777-49-SM—Old Newark 2-inch Solid Plaster Partition.

530-50-SA—Burnwell Incinerator—Models A and B.

119-47-SM—Durablock Cinder and Concrete Building Block (previously approved on condition); (reopened June 13, 1950 re amendment of resolution to include additional sizes of block).

292-48-SM—Waylite (lightweight aggregate for use in concrete); (reopened May 24, 1949 re amendment of resolution so as to include the use of Waylite (lightweight aggregate for use in concrete) under the provisions of C26-620.0 Administrative Building Code.)

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578-50-A—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

567-50-A—1223 Cornaga avenue, southside, 180 ft. west of Beach 9th street (Block 78, Lot 55), Far Rockaway, Borough of Queens, (under section 35, General City Law re bed of mapped street—Beach 12th street).

HARRIS H. MURDOCK, *Chairman*

DECEMBER 5, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 5, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

524-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of George Massabni and May Massabni, owners, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing; premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

561-50-A—450 Lillian Wald drive and Blocks bounded by East Houston street, East 6th street, Avenue D and Franklin D. Roosevelt drive (Building 8, Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 5, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 5, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

575-49-SM—F. Schumacher and Company Nylon Woven and Printed Fabrics (flameproofed fabrics); (amendment of resolution to include Schumacher's All Nylon Velvet.

452-50-SA—Martin Elevator Company, Incorporated Fuse Protector.

367-49-SA—Armstrong Oil Burner—Models D1-1 and D1-2 (burners used in Units 8004-L6-110, 8004-L5-110, 8004-L5-175 and 8004-L5-200.

397-50-SA—G-R Style B Fuel Oil Heater (fuel oil preheater—steam).

479-50-SA—City Gas and Oxygen Bench Blow Torch—Model GO-115.

500-49-SA—Metropac Oil Burner—Model 1-B.

206-49-SA—Nageldinger Pressure Regulators (to regulate and control compressed gases) types N602 to N609 inclusive, N-1-414 to N-1-424 inclusive, N-1-900, N-1-902, NR-302, NR-234, NR-221.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

HARRIS H. MURDOCK, Chairman

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of October 31, 1950).

582-49-BZ

APPLICANT—Walter Adikes, for Catherine Adikes, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—41-60 to 41-70 Main street and 133-32 to 133-86 Sanford avenue, southwest corner (Block 5121, Lots 23 and 27), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Walter Adikes.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (582-49-BZ)

WHEREAS, this application under Section 7h of the zoning resolution, to permit in business and residence use districts, the parking and storage of more than five motor vehicles, affecting premises 41-60 to 41-70 Main street and 133-32 to 133-86 Sandford avenue, southwest corner, (Block 5121, Lots 23 and 27), Flushing, Borough of Queens, was granted by the Board November 1, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 1, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (Alt. Applic. 1181-49)."

441-31-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Louis Jablowsky, owner.

SUBJECT—Application for consideration—reopening as Vol. II—new proposal—re Application (decision of

the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sale of auto accessories (previously denied).

PREMISES AFFECTED—7702-7714 Flatlands avenue and 901-909 East 77th street, southeast corner (Block 8014, Lots 1, 3 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal under the present section 7f, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY MORNING, NOVEMBER 8, 1950
10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 24, 1950, were approved, as printed in the Bulletin of October 31, 1950, Vol. 35, No. 44.

ZONING APPLICATIONS

232-48-BZ—VOL. II

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner (G. E. Walter and Sons, lessee).

SUBJECT—Application reopened January 10, 1950—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Harry N. Borsher and Emanuel Janos.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings,

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. at request of objector; no further adjournments and no further notice to be sent out.

337-50-BZ

APPLICANT—William H. Altman, for Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station.

PREMISES AFFECTED—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman, Anthony Conte and Charles Conte.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument; applicant to submit revised plan of first floor and cellar by November 21st. The applicant withdrew section 7e as one of the basis for his application.

369-50-BZ

APPLICANT—Lehman and Fitzsimons, for Alfred F. and Loretta Benson, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the extension to existing workshop for repairing of truck bodies.

PREMISES AFFECTED—125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. pending the filing of an application for the plot across 150th avenue now also used by the owner for storage of truck bodies.

402-50-BZ

APPLICANT—W. H. and J. F. Dusenbury, for Harry Hausknecht and Pauline Lisker, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories.

PREMISES AFFECTED—396-402 Sterling street, 489-511 New York avenue, east side from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph F. Dusenbury.

For Opposition: A. M. Lindenbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 14, 1950, 10 A.M. at request of objector; no further adjournment and no further notice to be sent out.

465-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Elias Rubin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, acces-

sory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Samuel Monetta, Walter J. Ryan, Mary Ryan, Delia Slicklein, Beatrice Crispino, Bernard O'Sheske, Anna Nicotra and Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

524-50-BZ

APPLICANT—Lama, Proskauer and Prober, for George Massabni and May Massabni, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing.

PREMISES AFFECTED—4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, Milton S. Lebe and George Massabni.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for applicant to file revised plans showing the actual space throughout the building used for manufacturing purposes.

571-50-BZ

APPLICANT—William R. Shirley, for Safeway Stores, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit, in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted.

PREMISES AFFECTED—205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: William R. Shirley, C. Bruce Fluri, C. J. Nager, Nathan Dorgson, Mrs. M. Singer, Lucille Meyer and Joseph Gordon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. for inspection and decision without further argument.

614-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Helen Horemiotis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed automobile laundry, and the erection of more than one building on the lot.

PREMISES AFFECTED—153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

APPEARANCES—

FOR Applicant: Alfred A. Lama and Peter Sprague.

For Opposition: Marinus Jespergaard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

866-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Guistino Barone, owner.

SUBJECT—Application (decision of borough superintendent) under sections 7i and 7c of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, repair shop (minor repairs with hand tools only), auto laundry, office and the parking of more than five cars in addition to those waiting to be serviced.

PREMISES AFFECTED—108-01 to 108-09 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and E. Thebner.

For Opposition: Herbert Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution of March 8, 1949, reaffirmed.

THE VOTE TO REAFFIRM RESOLUTION—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee..... 3

Negative: Chairman Murdock..... 1

THE RESOLUTION (866-48-BZ)

WHEREAS, this application, under sections 7c and 7i of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, auto laundry, office and the parking of more than five motor vehicles in addition to those being serviced, affecting premises 108-01 to 108-09 Atlantic avenue, and 91-47 to 91-55 108th street, northeast corner (Block 9315, Lot 29), Richmond Hill, Borough of Queens, was granted by the Board on March 8, 1949, on certain conditions; and

WHEREAS, on April 11, 1949 copy of order of certiorari was served on the Board; and

WHEREAS, on February 1, 1950 the Supreme Court (Special Term for Motions) of the State of New York remanded the matter to the Board for further consideration; and

WHEREAS, on May 29, 1950 the Appellate Division, 2nd Department dismissed the appeal with $10.00 costs and disbursements, stating in part that the order remanding proceedings back to Board is not appealable; and

WHEREAS, this application was reopened by vote of the Board on July 11, 1950 and set for hearing on September 19, 1950 at 10 A.M., subject to the regular procedure, waiving all requirements as to a new decision, photographs and a new list of owners, but requiring the owner to notify the attorneys of record and all those who appeared in objection or filed objection in the area; and

WHEREAS, a public hearing was held on September 19, 1950, after due notice by publication in the Bulletin; laid

over to September 26, 1950, at request of applicant and intervenor; then laid over to October 31, 1950, for inspection and decision by the Board, without further argument; and then laid over to November 8, 1950 for additional inspection; and

WHEREAS, the premises and surrounding area have been reinspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the resolution adopted by the Board on March 8, 1949, be and it hereby is *affirmed,* except as to the section under which the resolution is adopted, so that the resolution shall read:

"*Resolved,* that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, to permit for a term of 15 years, the rearrangement of area of the plot substantially as proposed and as indicated on plans filed with this application marked "Received September 29, 1948," four sheets, *on condition* that all existing buildings and uses shall be removed; that the plot shall be levelled substantially to the grade of surrounding streets and shall be arranged and constructed in accordance with such plans; that there shall be erected on the rear and side lot lines to the north and east, a concrete curb not less than 2 ft. in height with a steel picket fence erected thereon to a total height of not less than 5 ft. 6 in.; that the accessory building shall comply with the requirements of the building code; that the boiler room shall be separated from the balance of the building by fireproof construction and shall be enterable only from the exterior; that the pumps shall be erected not nearer than 10 ft. to the street building lines; that curb cuts shall be restricted to two (2) to Atlantic avenue, not exceeding 30 ft. in width each and one to 108th street, not exceeding 30 ft. in width, but included within the distance of 35 ft. from the Atlantic avenue building line; that sidewalks and curbs shall be reconstructed and all curb cuts, not authorized herein, removed to the satisfaction of the borough president; that there shall be erected within the building lines at the intersection, a block of concrete extending for a distance of not less than 5 ft. along either building line but not less than 12 in. in height; that such block of concrete may be segmental in shape; that the planting areas shall be maintained as proposed with suitable planting and protected by a concrete curbing; that repairing shall be of a minor nature with hand tools only and carried on only within the accessory building as proposed; that the parking of more than five (5) cars may be permitted in addition to those being serviced; that proper aisles shall be maintained at all times for easy entrance and egress; that signs shall be restricted to the permanent unilluminated sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the premises where not occupied by the accessory building, pumps and planting, shall be surfaced with concrete or tarvia or other reasonably impervious material; that the gasoline storage shall not exceed (8) 550 gallon tanks; that the greasing lifts shall be of the hydraulic type; that no greasing pits shall be constructed; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the rear of the accessory building to the north and the side wall of the accessory building to the east shall be constructed of face brick with no windows therein; that complete working drawings shall be submitted for further consideration by the Board before the same are filed with the borough superintendent; that such plans shall be submitted within six (6) months from the date of this *amended* resolution and all permits shall be obtaincd and all work completed within one (1) year from the approval of such plans."

200-50-BZ

APPLICANT—Frank S. Parker Associates, for Treoforo Webster Avenue Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension of an existing garage for more than five motor vehicles, using more than the area permitted.

PREMISES AFFECTED—3002-3032 Webster avenue, east side, 268 ft. south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Frank S. Parker and S. G. Feldman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (200-50-BZ)

WHEREAS, Frank S. Parker Associates for Treoforo Webster Avenue Corp., owner, filed March 22, 1950 an application under section 21 of the zoning resolution, to permit in an unrestricted use, C area district, the extension of an existing garage for more than five motor vehicles, using more than the area permitted, affecting premises 3002 to 3032 Webster avenue, east side, 268 feet south of East 202nd street (Block 3330, Lots 1, 4 and 5), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the Bulletin, and laid over to November 8, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Webster avenue is in business and unrestricted use, C area and class 1¼ height districts, and that the site is in an unrestricted use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent dated February 28, 1950 acting on amendment to Alt. Applic. 957-49, reads:

"1. In a "C" District, the proposed ground coverage is contrary to Section 13 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet, ½ inch frontage by 206.35 feet in depth (irregular) on which is located a two-story building and a one-story building; that the existing garage has been issued certificate of occupancy 695-24 as a public garage; that it is proposed to extend the existing building to cover the entire lot; and

WHEREAS, the applicant contends that the buildings on both sides and to the rear, which entirely surround the plot in question, are under the same ownership; that except for the driveway, all the existing buildings cover 100% of their lots; that leaving an open space of approximately 40 feet by 75 feet between the addition, now under construction, and Webster avenue, would serve no useful purpose for admitting light and air to adjoining structures; and

WHEREAS, the zone was changed from business use district to unrestricted use district November 18, 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and was therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 21, as to area, to permit the extension of the existing building area as proposed and as indicated on plans filed with this application marked "Received March 22, 1950," 2 sheets, and "September 15, 1950," 5 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable to the use and occupancy of the building and the required exits; that there may be two floor levels throughout the proposed addition within the total height as proposed; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

306-50-BZ

APPLICANT—Burke, Morrison and Green, for Allen Bortner, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office.

PREMISES AFFECTED—249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (306-50-BZ)

WHEREAS, Burke, Morrison and Green, for Allen Bortner, owner, filed May 3, 1950 an application under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, accessory sales and office, affecting premises 249-01 to 249-09 Jamaica avenue and 89-15 to 89-23 249th street, northeast corner (Block 8666, Lot 1), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the Bulletin, and laid over to November 8, 1950, for inspection and decision; applicant to file plan showing existing gas stations along Jamaica avenue, on both sides, from the city line at 257th street, to the east, to 246th street to the west; and

WHEREAS, the district maps accompanying the zoning resolution show that 249th street is in residence and retail use, C area, class 1 height districts, and that Jamaica avenue and the site are in a retail use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 18, 1950, affecting on N.B. Applic. 386-50, reads:

"1. Premises is located in a retail district. Proposed use of premises as a gasoline service station, auto washing, lubrication, office and accessory sales, is contrary to Sec. 4-A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a building 45 feet front by 30 feet in depth (irregular), one story, 14 feet in height, of class 3 construction, to be used in conjunction with the proposed gasoline service station as a lubritorium, washing, accessory sales, storage and office; that it is further proposed to install six 550-gallon gasoline tanks, 4 approved dispensing pumps, 2 curb cuts on Jamaica avenue and one on 249th street; and

WHEREAS, the applicant contends that the site will be developed with a modern gas station; that the building will be set off all lot lines and adequate fencing and planting will be maintained on the lot lines to protect owners of the adjoining property; that despite the zoning of the parcel, which should encourage the building of stores, there apparently is no need for them since no one has deemed it a profitable adventure to construct them on the site; that most of the present stores are across Jamaica avenue to the south, in Nassau county; that there are already numerous nonconforming uses in the area that lend very little to the character of the neighborhood; that on the northeast corner of Jamaica avenue and 251st street is a large lumber yard, and that on the south side of Jamaica avenue, in Nassau county, but within what would normally be the affected area, are three gas stations and a laundry, while on the next block to the east on Jamaica avenue, the Board has recently granted an auto showroom, repair shop and gasoline service station; that the use zone on the site was changed from business to retail on January 21, 1947; that entrances on 249th street will comply with section 7A, and that a shrubbery screen will be provided all along the rear lot line to screen off the station from the residences to the north; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7, subdivision f of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 386-50, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

507-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles Theiss, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs.

PREMISES AFFECTED—131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Charles Theiss.

For Opposition: Anna Enz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (507-50-BZ)

WHEREAS, Lama, Proskauer and Prober for Charles Theiss, owner, filed July 5, 1950 an application under sections 7c and 7i of the zoning resolution, to permit in resi-

dence and business use districts the reconstruction and extension of an existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs, affecting premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin; and laid over to November 8, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a business use, D area, class 1 height district and that Kew Gardens road and the site are in residence and business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1950 acting on N.B. Applic. 2761-50, reads:

> "1. The reconstruction and extension of an existing gasoline service station and changing the use to service station, lubrication, minor repairs, car washing, boiler room, office and sales, storage, in a business district and extending partly into a residence district, is prohibited by Art. II, Sec. 3 and 4 of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 158.95 feet frontage by 114.41 feet in depth (irregular), on which is located a gasoline service station consisting of four 550-gallon gasoline tanks and four dispensing pumps, grease pits, office and a one-story metal garage; that it is proposed to remove all of the present buildings now on the plot and consolidate all of the uses into one building; that the contemplated reconstructed station will consist of eight buried 550-gallon each gasoline storage tanks and four approved type gasoline pumps; that the accessory building will have a frontage of 65 feet and a depth of 30 feet and will be used as car washing, lubritorium, minor auto repairs, office, boiler room and storage space; that the building will be of brick and erected in a modern manner; and

WHEREAS, the applicant contends that the use district maps accompanying the building zone resolution show that the property is zoned as a business zone for that part of the site within 100 feet of Hillside avenue and the balance as a residence zone, and that the entire property is in a D area district and class 1 height district; that as of July 25, 1916 the property was zoned as a 1½ times height district and a C area district and was rezoned to its present height and area designations on June 30, 1947; that Kew Gardens road is to be widened at a future date and also the most easterly part of the site is to be removed; that the City does not have title to and no proceedings are pending to acquire title to this land; that the acquisition of this land will place the entire plot in a business zone, but pending the acquisition, no improvements are contemplated on the land to be eventually acquired by the City; that the gasoline station was originally established under Fire Department Permit XX665 issued April 9, 1915 for 265 gallons of gasoline in buried tanks; that Fire Department permit 10188 of 1917 was issued for an oil selling station and 250 gallons of gasoline; that Fire Department permit 907 of 1924 describes the gasoline station as having a frontage of 100 feet on Hillside avenue and 60 feet on Kew Gardens road; that N.B. 200-28 was issued for the erection of the metal garage, N.B. 201-28 was issued for the metal office for the gasoline station; that Hillside avenue and Kew Gardens road are heavily trafficked auto lanes and therefore the gasoline station is a required service and entirely in keeping at this point; that the plot is irregular in shape and thereby unadaptable for business development due to its size, and of no use for a dwelling due to the noise, odor and fumes of a heavily trafficked auto lane; that the plot is adjoined by a repair shop in Block 9252, Lot 25, a repair shop in Block 9621, Lot 14, a gasoline station in Block 9285, Lot 40, directly across the street, a repair shop in Block 9285, Lot 49 and a gasoline station in Block 9282, Lot 1; that these uses all facing the contemplated reconstructed gasoline station preclude the use of this plot for any other use; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c and 7i thereof, to permit the reconstruction of the existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received July 5, 1950," 3 sheets, and "September 19, 1950," 1 sheet, *on condition* that all existing buildings and uses shall be removed and the plot shall be leveled substantially to the grade of Hillside avenue and Kew Gardens road and the station arranged substantially as indicated on such plans; that the accessory building shall comply in all other respects with the requirements of the Building Code; that there shall be brick walls erected not less than 5 ft. 6 in. in height, properly coped extending from the rear wall of the accessory building to the street building lines of Hillside avenue and Kew Gardens road to the point as proposed to be widened; that such wall may however be reduced to a height of 4 ft. 6 in. within 5 ft. of the street building lines; that the accessory building shall be of the design substantially as proposed and faced on all sides, except the rear, with face brick; that there shall be no window openings in the rear wall; that pumps and their bases shall be erected not nearer than 10 ft. to the street building line; that the pumps facing Kew Gardens road shall be removed easterly for a distance of approximately 15 ft.; that the number of gasoline storage tanks shall not exceed eight 550 gallon gasoline tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or other reasonably impervious paving; that curb cuts shall be restricted to two curb cuts to Kew Gardens road not over 30 ft. in width each and two curb cuts to Hillside avenue of similar width; that no part of any curb cut shall be within 5 ft. of any lot line as prolongated; that the repairing permitted under section 7i shall be restricted to minor repairs with hand toools only and entirely within the accessory building; that the greasing lifts shall be of the hydraulic type; that the boiler room shall be separated from the balance of the building and entered only from the exterior; that the toilet rooms shall be relocated so as to be not adjacent and directly in sight of any street; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that new sidewalks and curbing shall be constructed on the streets adjoining the premises to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line toward the intersection of two signs as proposed, one facing on Hillside avenue and one facing Kew Gardens road, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of 4 ft.; that such signs may be illuminated; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this day under Cal. No. 677-50-A; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that before plans are filed with the borough superintendent, working drawings shall be submitted to the Board for approval in accordance with the terms of this resolution.

525-50-BZ

APPLICANT—John P. Riley, for New York City Housing Authority, owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the tenant parking of motor vehicles.

PREMISES AFFECTED—5210, 5240, 5360 and 5480 Broadway; 49 and 69 West 225th street; 2811, 2831 and 2861 Exterior street; 210 West 230th street and 125 West 228th street—blocks bounded by West 225th street; West 228th street, Broadway, Marble Hill avenue, West 230th street and Exterior street (Block 3265, Lot 1 and Block 3402, Lot 637), Borough of The Bronx; (Block 2215, Lots 116, 130 and 623), Borough of Manhattan, Marble Hill Houses.

APPEARANCES—

For Applicant: Max B. Schreiber.

For Opposition: Sidney N. Fellerman, Anna Benis, Rebecca C. Bellis and A. M. Burton (opposition withdrawn).

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (525-50-BZ)

WHEREAS, John P. Riley for New York City Housing Authority, owner, filed June 29, 1950 an application under section 7h of the zoning resolution, to permit in a residence use district the tenant parking of motor vehicles, affecting premises 5210, 5240, 5360 and 5480 Broadway; 49 and 69 West 225th street; 2811, 2831 and 2861 Exterior street; 210 West 230th street and 125 West 228th street; blocks bounded by West 225th street, West 228th street, Broadway, Marble Hill avenue, West 230th street and Exterior street (Block 3265, Lot 1 and Block 3402, Lot 637), Borough of the Bronx; (Block 2215, Lots 116, 130 and 623), Borough of Manhattan, Marble Hill Houses; and

WHEREAS, a public hearing was held on this application on November 8, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that West 225th street, West 230th street, West 228th street and Marble Hill avenue are in residence and business use, A and B area, class 1½ height districts; that Exterior street is in residence, manufacturing and unrestricted use, B area, class 1½ height districts; that Broadway is in residence and business use, A and B area, class 1½ height districts; and that the site is in a residence use, A and B area and class 1½ and 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1950 acting on N.B. Applic. 252 to 262-48, reads:

> "A. 75. Proposal to use five open areas as indicated on Site Plan Dwg. A-1 filed June 7th 1950, for tenant parking of motor vehicles located in a residence use district is contrary to Sec. 3, Article II of the Zoning Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 535.45 feet frontage by 461.42 feet in depth (irregular) and 1073.93 feet frontage by 854 feet in depth (irregular), on which are being erected eleven class A multiple dwellings; that it is proposed to use five open areas for the parking of tenants' motor vehicles; and

WHEREAS, the applicant contends that since only a small portion of the site is located in the Bronx, the plans were examined in the Manhattan office of the Department of Housing and Buildings; that the parking spaces in question consist of 5 separate areas, each with its own access to the street and will accommodate 163 cars varying from 13 cars in the smallest space to 64 cars in the largest space; that the following reasons are given in support of this appeal; that congestion on public streets would be alleviated through the use of off-street parking, this suggestion having originated in the office of the Borough President; that these parking areas are to be located so as not to encroach on any legal yards, courts or other open spaces; that of the 1682 apartments at Marble Hill houses, some tenants can be expected to own private automobiles because of the medium rent schedule; that no gasoline sales or other vehicle services will be provided in conjunction with these parking areas and that no charge will be made for parking; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h thereof, to permit the parking and storage of motor vehicles as proposed and as indicated on plans filed with this application, marked "Received July 11, 1950" (3 sheets), *on condition* that the parking shall be solely for the residents of the housing development and not for the general public; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and shall be in accordance with the regulations as to open parking areas of the Department of Housing and Buildings; and that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

338-50-A

APPLICANT—William H. Altman, for Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMSES AFFECTED—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman, Anthony Conte and Charles Conte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

677-50-A

APPLICANT—Lama, Proskauer and Prober, for Charles Theiss, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens, under section 35, General City Law re bed of mapped street.

APPEARANCES—

For Applicant: Alfred A. Lama and Charles Theiss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (677-50-A)

WHEREAS, Lama, Proskauer and Prober, for Charles Theiss, owner, filed September 20, 1950, an application pursuant to Section 35 of the General City Law to permit the use of a portion of a lot in the bed of a mapped street (Kew Gardens road) affecting premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated September 20, 1950, acting on N.B. Applic. 2761-50, reads:

"1. Property partly located in the bed of a mapped street contrary to Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the premises consist of a lot 158.95 ft. by 114.41 ft., irregular in area, in business and residence use, D area, class 1 height districts, on which there exists a one-story building, 14 ft. in height, 20 ft. 3 in. by 20 ft. 4½ in. in area at the 1st floor; 20 ft. 3 in. by 22 ft. 2 in. in area at typical floor; of class 3 construction; erected 1915, used and occupied since 1923—1st floor, gasoline service station, grease pits, office and five car metal garage, 3 persons; proposed to be altered to one story, 14 ft. in height; 65 ft. by 30 ft. in area, of class 3 construction, used and occupied as a gasoline service station, lubritorium, minor motor vehicle repairs, car washing, office and sales, storage and boiler room, 3 persons, as more fully described in an application for a variance under the zoning resolution, filed under Cal. 507-50-BZ; and

WHEREAS, the applicant states that Kew Gardens road is to be widened at a future date; that the most easterly portion of the site will be removed in connection with such widening; that the city does not have title to and no proceedings are pending to acquire title to the land necessary for the widening; that no improvements are contemplated on the portion of the plot which eventually will be acquired by the city for street widening; and

WHEREAS, the applicant contends that the premises are developed with a gas station and a one story metal garage; that the gas station was established April 9, 1915, and the metal garage erected under N.B. Applic. 201-1928; that it is proposed to remove the present buildings and to erect one building; to bury eight 550-gallon gasoline storage tanks; to erect four approved type gasoline pumps and to operate the premises as a gasoline service station; that the proposed new building will not be within the bed of the portion proposed for widening of Kew Gardens road; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2761-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under Section 35 of the General City Law, to permit the premises within the bed of the proposed widening of Kew Gardens road to be occupied temporarily in connection with the gasoline station as permitted this day to be reconstructed under Cal. 507-50-BZ, *on condition* that such space shall be surfaced as required for the balance of the gasoline station; that no buildings or equipment shall be erected thereon and upon the taking of the premises for widening that no claim shall be made for the portion of the premises so taken except for the fair value of the land itself.

Adjourned: 12:30 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING
WEDNESDAY AFTERNOON, NOVEMBER 8, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

522-50-A

APPLICANT—H. E. Horwood, for Edward S. Cowles, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMSES AFFECTED—591 Park avenue, east side, 100.5 ft. north of East 63rd street (Block 1398, Lot 72½), Borough of Manhattan.

APPEARANCES—
For Applicant: Herman E. Horwood.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (522-50-A)

WHEREAS, H. E. Horwood for Edward S. Cowles, owner, filed June 27, 1950, an appeal from a decision of the borough superintendent, affecting premises 591 Park avenue, east side, 100.5 ft. north of East 63rd street (Block 1398, Lot 72½), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated June 5, 1950, as to BN. Applic. 1276-50, reads:

"1. Installation of a sprinkler system is not the remedy as called for in the exit order which states . . . extend the main stairway to the roof and enclose the entire stairway in fire retarded partitions, all openings in said partitions to be protected with F.P.S.C. assemblies."

and

WHEREAS, the applicant states that the building is five (5) stories, 63 ft. 5 in. in height; 20 ft. 6 in. by 73 ft. in area, of class 3 construction; erected 1874, now located on a lot 20 ft. 6 in. by 97 ft. 6 in. in area, in a residence use, B area, class 1½ height district, and used and occupied since 1919—basement, kitchen, furnace room, storage, 2 persons; 1st floor, doctor's office; 2nd and 3rd floors combined, doctor's apartment, 4th and 5th floors, private sanitarium, 3 persons on the 4th and 4 persons on the 5th floor; that no change in use or occupancy is now proposed; that the building is provided with two interior stairs, the rear stairway is 28 in. wide of wood construction, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors which are not self-closing; that the stairs lead to roof bulkhead; that the front stairs are 36 in. wide of wood, unenclosed, leading direct to street; and

WHEREAS, Certificate of Occupancy 3473 was issued July 25, 1921, upon completion of work under Alt. Applic. 1161-1921, and permits the following use—doctor's office, private sanitarium and dwelling on all floors with the following occupancy: basement, 2 persons; 1st floor, 1 person; 2nd floor, no persons; 3rd and 4th floors, 3 persons; 5th floor, 4 persons; and

WHEREAS, Exit Order 8, issued September 19, 1949, was for violation of Section C26-276.0 of the Administrative Code and Section 6.1.5 of the Building Code in that exits were deficient in the following respects: "Main stairway does not extend to roof and is not properly enclosed in fire retarded partitions with all openings protected by fireproof self-closing assemblies"; and

WHEREAS, the applicant states that there is a stairway

extending from basement to roof, enclosed in wood studs, lath and plaster partitions with wood doors at the openings; that there is a vertical ladder fire escape in the rear extending from top floor to yard and the main stairway extending from the street entrance to top floor, which is open on the 2nd floor and partially enclosed on the other floors; that B.N. 1276-50 was filed to request the acceptance of the present stairs to roof bulkhead and to install a sprinkler system of the rooming house type in the main hall in lieu of fire retarding such hall; and

WHEREAS, the applicant contends that it would be superfluous to require two stairs to the roof at almost the same location; that the building is occupied in accordance with Certificate of Occupancy 3473-1921; that there is a total permitted occupancy of 13 persons in the entire building; that the owner has his office on the 1st floor and uses the 2nd floor for dining room, library and drawing room and has his sleeping quarters on the 3rd floor; that the 4th floor has thee bedrooms, one of which is occupied by a resident nurse with two other bedrooms which could be used for patients; that the 5th floor has four patients' rooms; that some of these patients' rooms are used occasionally during the daytime when patients are sent to rest before or after treatment as the practice conducted is that of a psychiatrist; that no operations are performed; that no patients requiring restraint and no alcoholics are kept in the building and only those needing a short rest before or after treatment ever occupy the rooms; that it is rarely that a patient stays overnight and if any such there are they are capable of leaving the building in case of necessity; that as a private sanitarium annual reports are filed with the Department of Hospitals and duplicate records kept in the doctor's files indicate that in the last five years the following number of patients were kept overnight: 1945—4 patients; 1946—7 patients; 1947—two patients; 1948—none; 1949—two patients; 1950—none; and

WHEREAS, the applicant contends that since the usual night occupancy is the doctor and Mrs. Cowles and the resident nurse, it would be a great hardship to be required to enclose the front stair and continue it to the roof; that such enclosure would affect the portion of the building used by the doctor personally on the lower three floors; that the only egress from the roof is a small section at the rear south and at the front north, which would lead to the small section of adjoining church roofs; that if the building were a furnished room house with 15 sleeping rooms, the alteration now proposed would be acceptable; that Section C26.276 of the Building Code is not mandatory but states that if the borough superintendent considers the existing exit facilities inadequate he may order additional exits; that since the issuance of the Certificate of Occupancy in 1921 no question has ever been raised as to the exits in this building; that the present proposal to install sprinklers in the front hall, plus the existing stairway from cellar to roof, even without the rear fire escape constitutes adequate egress and protection for the small occupancy; and

WHEREAS, under Cal. No. 987-22-BZ an application filed to permit the conversion of the basement of this building in a residence district to business purposes was withdrawn; and

WHEREAS, the applicant under Cal. No. 987-22-BZ, stated that the building was erected under Applic. 241-1877.

Resolved, that the decision of the borough superintendent acting on B.N. Applic. 1276-50, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the sprinkler as required for a converted dwelling under the Multiple Dwelling Law shall be installed throughout the unenclosed primary means of exit and in all other respects the building and occupancy shall comply with the requirements as indicated by Certificate of Occupancy 3473 issued July 25, 1921; that this variance shall continue only so long as the building is maintained for the use and in the manner as stated and proposed.

613-50-A

APPLICANT—Elias K. Herzog, for Saul Hirsch, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—615-625 (625 displayed) Sutter avenue and 313-319 Sheffield avenue, northeast corner (2nd floor); (Block 3754, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Elias K. Herzog.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commisioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (613-50-A)

WHEREAS, Elias K. Herzog for Saul Hirsch, owner, filed August 16, 1950 an appeal from a decision of the borough superintendent, affecting premises 615-625 Sutter avenue (625 displayed) and 313-319 Sheffield avenue, northeast corner (2nd floor); (Block 3754, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated October 26, 1950 acting on amendment to Alt. Applic. 1465-49 reads:

"1. Proposed use of 2nd floor for factory requires compliance with Sec. 270 Labor Law. Two approved stairways required."

and

WHEREAS, the applicant states that the building is 1 and 3 stories, 25 ft. and 32 ft. in height, 95 ft. by 76 ft. in area, of class 3 construction, erected before 1906, located on a lot 95 ft. by 76 ft. in area, in a business use C area class 1 height district, used and occupied: cellar—general household storage and boiler room; 1st floor—retail stores and upholstery store; mezzanine—upholstery store and storage; 2nd floor—dentist's office—15 persons; 3rd floor—dwelling—1 family; that the building is proposed to be changed to two and three stories in height and used and occupied as follows: cellar—household storage and boiler room; 1st floor—retail and upholstery stores—25 persons; new 2nd floor—manufacturing upholstery—35 persons; old 2nd floor in three story portion—dentist's offices—15 persons; 3rd floor—dwelling—1 family; that the building is provided with one 3 ft. wide wood stairs, enclosed in partitions of wood studs, plastered on metal lath, equipped with wood doors which are not self-closing; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; that there is an existing fire escape on the Sheffield avenue side extending to street by ladder; that window and door openings on the course of the fire escape are not fireproof self-closing; and

WHEREAS, the applicant states that the building was erected before 1906 and consists of two portions; that there is a three story brick building on the corner used for stores on the 1st floor, dentist's offices on the 2nd and one apartment on the 3rd floor; that this building is provided with a 3 ft. wide wood stairs from street to third floor with an iron ladder to roof and in addition a 60 degree fire escape with sliding drop ladder to street; that the balance of the building extending from Sheffield to Sutter avenues, around the corner structure, was originally built for a theater and changed to retail business establishment and has a 23 ft. ceiling height and another floor is now being constructed on the level of the present mezzanine balcony; that it was intended to use the new second floor for manufacturing in conformity with the zoning resolution; that it is proposed to provide a new iron stairs 5 ft. wide from street to 2nd floor (4 ft. wide at buttress) and 3 ft. 8 in. wide to roof bulkhead, enclosed in two hour test partitions; that it

is proposed to provide one hour test fireproof self-closing doors from new 2nd story into the existing stairs of the three story structure which leads directly to the street; that these stairs will be fire-retarded, enclosed with metal lath and plaster both sides on the entrance floor in addition to the metal lath and plaster enclosure now existing on the upper floors on the stairhall side only; that all doors thereto will be self-closing; that the portion of the stairs consisting of a platform at doors leading to the new second floor will be fireproof; that the 1st floor ceiling of the three story section will be entirely fire-retarded; that the new second floor area will be separated from the corner building by a brick wall and it is proposed to extend the present fire escape balcony, to provide a fireproof self-closing door from the new 2nd floor leading to this fire escape balcony and to provide a counterbalanced ladder to the street in lieu of the existing sliding drop ladder; and

WHEREAS, the applicant contends that to be required to provide two fireproof enclosed stairs in compliance with Section 270 of the Labor Law would constitute a hardship not warranted by the conditions; that the number of persons employed on the 2nd floor will not exceed 35; that the exits proposed should be sufficient to insure the safety of the occupants in any emergency.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent dated October 26, 1950 acting on amendment to Alt. Applic. 1465-49, objection 1, and that the application be and it hereby is *granted* to permit the use of the second floor as proposed and as indicated on plans filed with this appeal marked "Received October 31, 1950," (four sheets), for factory use *on condition* that the building otherwise shall comply with the requirements of all laws, rules and regulations applicable to the use and occupancy; that the building throughout shall comply with the requirements of the zoning resolution and not exceed the requirements thereof as to the amount of space permitted to be used for manufacturing purposes; that the exits as indicated on such plans shall be maintained from the second floor and shall meet the requirements of the Labor Law and Building Code; that the stairways, and the additional exit consisting of the Labor Law fire escape with the extended balcony shall be maintained as proposed.

640-50-A

APPLICANT—Sol Oberwager, for The New York Times Company, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—1469-1485 Broadway, west side, 603-619 7th avenue, east side, and 163 West 42nd street, north side (at roof); (Block 995, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Sol Oberwager, D. Ehresman, J. Mitchell and E. E. Bloodgood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commisioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (640-50-A)

WHEREAS, Sol Oberwager, for The New York Times Company, owner, filed August 15, 1950 an appeal from decisions of the borough superintendent, affecting premises 1469-1485 Broadway, 603-619 7th avenue and 163 West 42nd street (New York Times Building); (Block 995, Lot 1), Borough of Manhattan; and

WHEREAS, the decisions of the borough superintendent dated August 3, 1950 acting on E.S. Applications 525, 526 and 527-50 read:

"Sign contrary to Sec. B26-7.0 A.C. as same projects more than 12" beyond Building Line."

and

WHEREAS, the applicant states that the building is 24 stories, 300 ft. in height, 142 ft. by 40 ft. average in area, of fireproof construction, erected in 1904, located on a lot 142 ft. by 40 ft. average in area, in a retail-1 use, B area, class 2 height district, used and occupied since 1904: cellar—storage and motor room; basement—subway arcade; 1st floor—store and offices; 2nd to 24th floors—offices; that the building is provided with a standpipe system, one interior 6 ft. wide fireproof stairs, leading from street to roof; and

WHEREAS, the applicant contends that a masonry cornice and a parapet wall faced with terra cotta starting 7 ft. 6 in. below the roof level and extending 9 ft. above the roof has been removed from the building; that this cornice projected 5 ft. 6 in. beyond the building line; that it was not feasible to remove this cornice beyond a point 1 ft. 10 in. projecting outside the building line as heavy structural steel would have been involved; that it is proposed to incorporate signs in the crowning members of the building and to keep the members of the new cornice-sign entailed extending 2 ft. 10 in. beyond the building line which is 2 ft. 8 in. less than the original masonry cornice extended; that the new cornice and parapet wall will be of stainless steel and to project 2 ft. 10 in. beyond the building line and has been approved by the borough superintendent; and

WHEREAS, the applicant contends that a variance of the provisions of the Administrative Building Code is requested to allow the sign letters to project 2 ft. 10 in. beyond the building line on the grounds that the masonry cornice which extends around the building is supported by steel beams, tied with the structural steel of the building, and has been stripped of all unsafe terra cotta facing, leaving a maximum projection of the masonry of approximately 1 ft. 10 in. beyond the building line; that the proposed signs will consist of neon letters reading, "TIMES" on three street fronts, flat against the new facia, which is the safest and most appropriate way to reconstruct the old unsafe cornice in a sound durable manner without creating new hazards or an architectual offense; that the proposed signs on top of a tall building will not interfere with the headroom clearance and in view of that and other conditions described, it is requested that the variance herein sought be granted; and

WHEREAS, the plans filed with this appeal marked "Received August 15, 1950," two sheets, indicate that the total projection of the proposed signs will be 2 ft. 10 in. plus or minus beyond the building lines and plans filed with this appeal marked "Received November 3, 1950 indicate that the three signs in question, one located on the 42nd street front, one on the Broadway front, and one on the 7th avenue front, will be located 350 ft. above grade; and

WHEREAS, examination of E.S. Applications 525, 526, and 527-50 indicates that each of the proposed signs will be 6 ft. high by 31 ft. long constructed entirely of metal; and

WHEREAS, the alteration to the cornice of the building has been approved under B.N. Application 1534-50.

Resolved, that the decisions of the borough superintendent dated August 3, 1950 acting on E.S. Applications 525, 526 and 527-50 be and are hereby *modified* and the appeal be and it hereby is *granted* as to the projection of the signs more than 12 in. beyond the building line *on condition* that the signs in all other respects shall comply with all laws, rules and regulations applicable thereto and shall not extend beyond the building line farther than as proposed and as indicated on plans filed with this appeal marked "Received August 15, 1950," (two sheets), and marked "Received November 3, 1950," (one sheet).

MINUTES

643-50-A

APPLICANT—Sunshine Biscuits, Incorporated, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—29-10 Thomson avenue, south side from 28th to 29th streets (Block 273, Lot 1), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Douglas Soutar.

For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commisioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (643-50-A)

WHEREAS, Sunshine Biscuits, Inc., owner, filed August 18, 1950, an appeal from a decision of the fire commissioner, affecting premises 29-10 Thomson avenue, south side, from 28th to 29th streets (Blocks 273, Lot 1), Long Island City, Borough of Queens; and

WHEREAS, the decision of the Fire Commissioner, dated July 18, 1950, reads:

"This will acknowledge receipt of your letter of June 27th wherein you request a permit for employees to smoke in specified areas of your factory building situated at the above mentioned premises.

You are advised that your request must be denied for the reason that smoking is prohibited by mandatory provisions of the Labor Law and the Rules of the Board of Standards and Appeals."

and

WHEREAS, the applicant states the building is basement and 9 stories, 150 ft. in height, 200 ft. by 430 ft. in area, of fireproof construction, erected in 1913 on a lot 230 ft. by 600 ft. in area, located in an unrestricted use, A area, class 2 height district, used and occupied since 1914: Cellar—pump room; basement—receiving and shipping, 78 persons; 1st floor—storage and shipping, 54 persons; 2nd floor—storage and office, 93 persons; 3rd floor—storage and office, 78 persons; 4th floor—manufacturing biscuits, 404 persons; 5th floor—manufacturing biscuits and cafeteria, 497 persons; 6th floor—packing, 671 persons; 7th floor—baking, 91 persons; 8th floor—baking and mixing, 228 persons; 9th floor—storage, 57 persons, for which no certificate of occupancy has been issued; that the building is provided with an approved standpipe system, an approved 2-source sprinkler system throughout and an approved interior fire alarm system; that there are six interior stairs and six fire towers, all 4 ft. wide of fireproof construction, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that permission is sought for smoking by employees in the two shipping offices on the first floor, the salesroom on the second floor, the office spaces on the 2nd and 3rd floors, foremen's locker room on the 4th floor, women's rest room on the 5th floor, plant engineer's office and men's rest room on the 8th floor; and

WHEREAS, the applicant contends that the employees have requested that application be made for permission to smoke; that it is difficult to enforce the no smoking rule in this plant; that the applicant has been advised by its insurer that the granting of permission to smoke in this building will not materially increase the fire hazard in the plant; that surreptitious smoking in unauthorized places is a greater hazard than smoking under controlled conditions in designated safe areas; that watchmen, matrons and porters will be on duty in the areas where smoking is permitted during the times when necessary.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the fire commissioner dated July 18, 1950, and that the application be and it hereby is *granted* to permit smoking as proposed on the floors as proposed and as indicated on plans filed with this appeal marked "Received August 18, 1950," (six sheets), *on condition* that the areas in which smoking is proposed shall be separated from the balance of the building by walls of incombustible materials; that there shall be no opening in such enclosing partitions except a door which shall be fireproof and self-closing; that within such spaces, receptacles for smokers' refuse shall be maintained; that no smoking throughout the building shall be permitted at any other locations than as herein permitted; that such signs shall be posted as may be required by the fire commissioner indicating that smoking is permitted within these spaces and not elsewhere; that the standpipe system, two source sprinkler system and interior fire alarm system shall be maintained in accordance with the requirements and to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a certificate of occupancy shall be obtained.

717-50-A

APPLICANT—R. V. Perotto, for Arthur Strupp, owner (Para Cement Corporation, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-89 Rutledge street, north side, 206 ft. east of Wythe avenue (Block 2217, Lots 64 and 66), Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commisioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (717-50-A)

WHEREAS, R. V. Perotto, for Arthur Strupp, owner, Para Cement Corporation, lessee, filed October 16, 1950, an appeal from a decision of the borough superintendent, affecting premises 85-89 Rutledge street, north side, 206 ft. east of Wythe avenue (1st floor); (Block 2217, Lots 64 and 66), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated October 10, 1950, as to Misc. Applic. 3722-50, reads:

"1. Mixing room as shown contrary to provisions set forth under Art. 9, C.19-59.0 of the Administrative Code."

and

WHEREAS, the applicant states the building is one story, 19 ft. in height; 28 ft. by 100 ft. in area, of class 3 construction, erected 1950; located on a plot 56 ft. by 100 ft. in area, in an unrestricted use, B area, class 1½ height district, and used and occupied since September, 1950, as follows: cellar, boiler room; first floor, motor vehicle repair shop, 4 persons; proposed to be used and occupied as follows: cellar, boiler room; 1st floor, manufacturing rubber cement, 4 persons; that the building is equipped with an approved interior fire alarm system and regular monthly fire drills are maintained; and

WHEREAS, the applicant states that it is proposed to erect in the rear portion of the building a mixing room 28 ft. wide and 28 ft. deep as indicated on plans filed with this appeal; that the mixing room will comply with Chapter 19 of the Administrative Building Code, except for the construction of the ceiling; that in lieu of erecting 6 in. concrete ceiling it is proposed to cover the ceiling of the mixing room with metal lath and ¾ in. Portland cement mortar; that the ceiling height is 17 ft. 6 in.; that there will be only small quantities of rubber cement manufac-

tured and only two persons employed; that the volatile inflammable liquid used in the manufacture of rubber cement will be stored in two 550 gallon underground tanks encased in 12 in. concrete, buried in the yard adjoining the building; that approved type pumps will be located in the mixing room; that all lights, motors and electrical work inside of the mixing room will be of an approved type, vapor proof and explosion proof; and

WHEREAS, the applicant contends that the lessee has already set up the necessary equipment to operate and in view of the cost of erecting the proposed mixing room, the additional cost of erecting a 6 in. concrete ceiling will constitute a hardship; that there are a number of other manufacturers of rubber cement in the City to whom the Board has granted similar relief.

Resolved, that the decision of the borough superintendent acting on Misc. Applic. 3722-50, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that the ceiling shall be protected as proposed; that there shall be in the portland cement plaster a proper amount of vermiculite; that in addition there shall be an exhaust fan installed either at the bottom of the duct or above the roof in connection with the duct to exhaust the air in the room; that the ventilating duct shall extend above the roof for a distance of not less than 10 ft. to the satisfaction of the fire commissioner; that such system shall be maintained to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

238-45-A—Vol. II

APPLICANT—Sylvania Electric Products, Inc., lessee, (Samuel J. Lefrak and F. Lampert, owners).

SUBJECT—Application for consideration—reopening re additional decision—re Appeal from an order of the fire commissioner (previously granted on condition).

PREMISES AFFECTED—83-30 Kew Gardens road, west side, 8 ft. south of 83rd drive (Block 3356, Lot 30), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Clifton A. Smith.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (238-45-A—Vol. II)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 83-30 Kew Gardens road, west side, 8 ft. south of 83rd drive (Block 3356, Lot 30), Kew Gardens, Borough of Queens was granted by the Board May 15, 1945, as Vol. I, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution, based on Order No. 26884-LC, issued by the fire commissioner.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution adopted by the Board on May 15, 1945 only in so far as it has reference to the total number of hydrogen tanks permitted, by adding thereto:

"that irrespective of the provisions of this resolution, the number of cylinders may be increased to a total of not over fifty (50) cylinders of which not over ten (10) as hereinbefore provided shall be attached at one time to the manifold, for a term of six (6) months pending the installation of an approved hydrogen dissociator."

620-45-A

APPLICANT—Jay M. Spinner, for Ruby Schinasi and Bankers Trust Co., u/w of Leon Schinasi, owner (Whitman School of Interior Decoration, Inc., lessee).

SUBJECT—Application for consideration—reopening and extendsion of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition, for a term of two years).

PREMISES AFFECTED—346 West 89th street and 170 Riverside drive, northeast corner (Block 1250, Lot 61), Borough of Manhattan.

APPEARANCES—

For Applicant: Jay M. Spinner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (620-45-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 346 West 89th street and 170 Riverside drive, northeast corner (Block 1250, Lot 61), Borough of Manhattan was granted by the Board October 23, 1945, on certain conditions; and

WHEREAS, the term of variance was extended November 16, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 23, 1945 only in so far as it has reference to the term of variance so that as *amended* this portion of the resolution shall read:

"that this variance shall continue only so long as the premises are occupied as proposed and to the satisfaction of the borough superintendent for a term not exceeding five (5) years from the date of this *amended* resolution . . . that other than as herein *amended* the resolution adopted by the Board on October 23, 1945 shall be complied with and a new certificate of occupancy obtained (Alt. Applications 1743-45 and 1559-48)."

583-49-A

APPLICANT—John J. Gussak, for Annetta Gussak, owner.

SUBJECT—Applications for consideration—reopening and extension of time to complete—re Appeal from a decision of the borough superintendent (under section 35, General City Law re bed of mapped street—Deerfield road); previously granted on condition.

PREMISES AFFECTED—398 Beach 25th street, southwest corner of Deerfield road (Block 269, Lot 7), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: John J. Gussak.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4

Negative 0

THE RESOLUTION (583-49-A)

WHEREAS, this application purusuant to Section 35 of the General City Law to permit the erection of a proposed

extension to an existing building in the bed of a mapped street (Deerfield road) affecting premises 398 Beach 25th street, southwest corner Deerfield road (Block 269, Lot 7), Far Rockaway, Borough of Queens, was granted by the Board November 22, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 22, 1949 only in so far as it has reference to obtaining permits and completion of the work so that as *amended* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 1790-49)."

405-50-A

APPLICANT—Louis E. Ordwein, for Adneil Realty Corp., owner.

SUBJECT—Application for consideration—reopening and restoration to docket — re Application filed pursuant to section 35, General City Law, to permit the erection of an addition to the 2nd story of an existing building located in the bed of a mapped street (51st street); (previously withdrawn).

PREMISES AFFECTED—45-48 51st street, west side, 100 ft. north of 47th avenue, (2nd floor); (Block 2283, Lot 64), Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Louis E. Ordwein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket for examination and setting date for hearing.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

578-50-A

APPLICANT—Elias K. Herzog, for Alan A. Schwimmer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, 2 P.M. for inspection and decision without further argument.

ZONING APPLICATIONS

309-28-BZ—Vol. III

APPLICANT—J. G. L. Molloy, for Shell Oil Co., and Benjamin Schechner, owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use district, the reconstruction, rearrangement and extension of gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, office and parking of cars waiting to be serviced.

PREMISES AFFECTED—2307-2331 Flatbush avenue and 2358-2384 Utica avenue, northeast corner (Block 8510, Lots 1 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. G. L. Molloy and William John Flach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (309-28-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, affecting premises 2323-2331 Flatbush avenue and 2370-2384 Utica avenue, northeast corner (Block 8510, Lot 1), Borough of Brooklyn, was granted by the Board as Vol. I, October 23, 1928, on certain conditions; and

WHEREAS, the resolution was amended December 4, 1928, October 1, 1929, September 29, 1936 and June 15, 1943; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended June 1, 1949; and

WHEREAS, this application under sections 7i and 7c of the zoning resolution, to permit in a business use district, the reconstruction of a gasoline service station (previously granted by the Board) to include motor vehicle repair shop, auto laundry, lubritorium, sale of auto accessories, offices and the parking of cars waiting to be serviced was granted by the Board February 21, 1950, as Vol. II, on certain conditions; and

WHEREAS, the resolution was amended October 3, 1950, as Vol. III; and

WHEREAS, the applicant submitted plans as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby *approve* the working plans, as in substantial compliance with the requirements of the resolution adopted on October 3, 1950, and to permit as shown on such plans the omission of the enclosed heater room, provided the heating equipment is of a type approved by the Board, suspended from the ceiling; to permit three (3) curb cuts to Utica avenue and four (4) curb cuts to Flatbush avenue and to permit a total of ten (10) 550 gallon gasoline storage tanks; to permit an additional post standard for advertising only the brand of gasoline on sale on the northerly lot line at the point of intersection with the lot line parallel to Utica avenue; to permit the windows at the rear of the accessory building, provided such accessory building is located as shown not less than 2 ft. from the property line, provided such openings are filled with glass block as approved for exterior walls or of steel sash glazed with wire glass and made self-closing (N.B. 1120-50).

752-29-BZ—Vol. III

APPLICANT—Paul Friedman, for Nathan Frischling, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts, and motor vehicle repair shop incidental to authorized auto dealer's use and permitting a gasoline service

station, for a term of ten years (previously granted by the Board re parking and storage of more than five motor vehicles).

PREMISES AFFECTED—8801-8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (752-29-BZ—Vol. III)

WHEREAS, this application, under sections 7b and 7f of the zoning resolution, to permit partly in a business use district and partly in an unrestricted use district, the parking and storage of more than five (5) motor vehicles, affecting premises 8801-8809 Fourth avenue, and 402-412 88th street, southeast corner (Block 6065, Lots 6, 9 and 11), Borough of Brooklyn, was withdrawn as Vol. I, May 6, 1930; and

WHEREAS, this application under section 7h of the zoning resolution, to permit partly in a business use district and partly in an unrestricted use district for a temporary period of not more than two (2) years, the parking and storage of more than five (5) motor vehicles was granted by the Board, as Vol. II, May 6, 1941, on certain conditions; and

WHEREAS, time was extended January 27, 1942 and June 15, 1943; and

WHEREAS, this application under sections 7f and 7i of the zoning resolution, to permit in a business and unrestricted use district the erection and maintenance of a building to be used as an automobile showroom, display and sale of auto accessories and parts and motor vehicle repair shop, incidental to authorized auto dealer's use, and to permit the outdoor parking for patrons and employees' cars and to permit a gasoline service station for a term of ten years (previously granted for parking and storage of more than five motor vehicles), affecting premises 8801 to 8809 4th avenue and 402-412 88th street, southeast corner (Block 6065, Lot 6), Borough of Brooklyn was granted by the Board December 20, 1949, as Vol. III, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, by adding thereto:

". . . that the arrangement of the accessory building with slight increase in the length and the rearrangement of the interior and with entrance to 88th street and the use of face brick in substitution for the aluminum previously proposed and the rearrangement of the windows may be permitted, all as indicated on revised plans, marked 'Received October 30, 1950' (3 sheets) and as passed upon by the borough superintendent under App. N.B. 767-49 by decision rendered October 27, 1950, *on condition* that in all other respects the resolution adopted by the Board on December 20, 1949 shall be complied with; and that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 767/49)."

66-38-BZ

APPLICANT—William Shary, for Board of Transportation, City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—340-354 6th avenue, east side, from West 4th street to Washington place, 151 West 4th street and 88-90 Washington place (Block 552, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: William Shary and Samuel Goldenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (66-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 340-354 Sixth avenue, east side, from West 4th street to Washington place, 151 West 4th street and 88-90 Washington place (Block 552, Lot 1), Borough of Manhattan, was granted by the Board November 9, 1938, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time and last extended November 30, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 9, 1938 as *amended* thereafter by resolutions adopted through November 30, 1948 only in so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of five (5) years from the date of this *amended* resolution, to permit the parking and storage of motor vehicles of the pleasure car type . . . that other than as herein *amended*, the provisions of the resolution adopted by the Board of November 9, 1938 shall be complied with and a certificate of occupancy obtained (Alt. 2065-48)."

804-41-BZ

APPLICANT—Nathaniel C. Saxe, for Beach 71st Street Development Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—149 Beach 71st street, west side, 437 ft. north of Boardwalk (Block 607, Lot 83), Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (804-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a residence use district for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 149 Beach 71st street, west side, 437 ft. north of Boardwalk (Block 607, Lot 83), Avenue, Borough of Queens, was granted by the Board April 21, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended October 17, 1944, October 29, 1946 and November 3, 1948; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1942, as *amended* by resolution adopted through November 3, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision h for a term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of motor vehicles, *on condition* . . . that other than as herein *amended,* the resolution adopted on April 21, 1942, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Misc. App. 6022/41)."

577-42-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, the extension of an existing gasoline service station, for parking and storage of motor vehicles, for the term of years.

PREMISES AFFECTED—1 Bay Ridge avenue and 6833 Shore road, northeast corner (Block 5859, Lots 10 and 12), Borough of Brooklyn.

APPEARANCES—
For Applicant: Benjamin Mosher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (577-42-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, the extension of an existing gasoline service station for parking and storage of motor vehicles for a term of two years, affecting premises 1 Bay Ridge avenue and 6833 Shore road, northeast corner (Block 5859, Lots 10 and 12), Borough of Brooklyn, was granted by the Board January 12, 1943, on certain conditions; and

WHEREAS, the resolution was amended July 27, 1943; and

WHEREAS, the term of the variance was extended January 9, 1945, November 6, 1946 and November 16, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on January 12, 1943 as *amended* by resolutions adopted through November 16, 1948 only in so far as it has reference to the accessory use of parking and storage, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7h for a term of five (5) years from the date of this *amended* resolution . . . that other than as herein *amended,* the provisions of the resolution dated January 12, 1943 shall be complied with and a certificate of occupancy obtained (B.N. Applic. 1375-42)."

587-42-BZ

APPLICANT—Louis R. Siegel, for Dorothy A. Siegel, owner.

SUBJECT—Applications for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—551 East 149th street and 555 St. Ann's avenue, northwest corner (Block 2276, Lot 57), Borough of The Bronx.

APPEARANCES—
For Applicant: Louis R. Siegel.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (587-42-BZ)

WHEREAS, this application under Section 7i of the zoning resolution, permitting in a business use district, for a term of two years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop, affecting premises 551 East 149th street and 555 St. Ann's avenue, northwest corner (Block 2276, Lot 57), Borough of The Bronx, was granted by the Board January 19, 1943, on certain conditions; and

WHEREAS, the term of variance was extended January 3, 1945, January 7, 1947 and December 7, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1943, as *amended* by resolutions adopted through December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7 subdivision i for a term of five (5) years from the date of this *amended* resolution, to permit the premises to be occupied as a motor vehicle repair shop, *on condition* . . . that other than as herein *amended,* the resolution adopted on January 19, 1943, shall be complied with in all respects; and that a new certificate of occupancy shall be obtained (Alt. Applic. 426/42)."

947-48-BZ

APPLICANT—William C. Stohldrier, for Sheffield Farms Co., Inc., owner.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of zoning resolution, permitting in a business and unrestricted use district, the extension of existing milk bottling and distribution center into the business use district, to be used as a loading platform and off street loading and unloading.

PREMISES AFFECTED—1033-1035 Webster avenue, northwest corner of East 165th street and west side of Webster avenue, 100 ft. north of East 165th street (Block 2425, Lot 37 and part of Lot 30), Borough of The Bronx.

APPEARANCES—
For Applicant: Charles P. Lutz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (947-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the extension of existing milk bottling and distributing center into the business use district, to be used as a loading platform and off-street loading and unloading, affecting premises 1033-1035 Webster avenue, northwest corner of East 165th street and west side of Webster avenue, 100 ft. north of East 165th street (Block 2425, Lot 37 and part of Lot 30), Borough of The Bronx was granted by the Board February 15, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. App. 662/48)."

1055-48-BZ

APPLICANT—Harry M. Prince, for 344 East 49th Street Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use, B area district, the change in occupancy from wet wash laundry with 3rd and 4th stories to be unoccupied, to boiler room, machinery room and storage in cellar; store and cleaning of garments on 1st and 2nd floors, and the use of 3rd floor and 4th floor as accessory offices, with an increase in area of 2nd floor for a non-conforming use and to use more than the area permitted.

PREMISES AFFECTED—344 East 49th street, south side, 150 ft. west of 1st avenue (Block 1341, Lot 32), Borough of Manhattan.

APPEARANCES—
For Applicant: Charles I. Goldman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1055-48-BZ)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in a residence use, B area district, the change in occupancy from wet wash laundry with third and fourth stories to be unoccupied, to boiler room, machinery room and storage in cellar, store and cleaning of garments on first and second floors and the use of third and fourth floors as accessory offices, with an increase in area of second floor for a nonconforming use, and to use more than the area permitted, affecting premises 344 East 49th street, south side, 150 ft. west of First avenue (Block 1341, Lot 32), Borough of Manhattan, was granted by the Board March 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended October 25, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that all permits have been obtained and the work has been completed, and that additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained, all work completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. App. 2099/48)."

395-26-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Application (decision of the borough superintendent) under sections 7c, 7i and 21 of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station (previously granted by the Board), by erection of a new building to be used as gasoline service station, accessory sales, lubritorium, motor vehicle repair shop for minor repairs, motor tune-up and auto laundry.

PREMISES AFFECTED—65-15 Cooper avenue northwest corner of Cypress Hills street (Block 3600, Lot 60), Glendale, Borough of Queens.

APPEARANCES—
For Applicant: Benjamin Mosher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider proposed changes, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1046-48-BZ

APPLICANT—Lama, Proskauer and Prober, for American Ice Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and unrestricted

use district, the change in occupancy from ice plant to storage garage for more than five motor vehicles, motor vehicle repair shop, welding, auto laundry, painting, spraying, boiler room and office; and the parking and storage of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust avenue (Block 6736, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Alfred A. Lama and Michael Flax.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing November 28, 1950, at 10 A.M., waiving all requirements except new decision of the borough superintendent and notice by *regular mail* to affected property owners in the area.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPLIANCE SUBMITTED FOR APPROVAL

646-50-SA

APPLICANT—Dishmaster Corporation, owner-manufacturer (R. M. Whelan, agent).

SUBJECT—Dishmaster (Dishwasher for domestic use), approval of.

APPEARANCES—
For Applicant: Robert M. Whelan.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (646-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 646-50-SA October 6, 1950

SUBJECT—Dishmaster (Dishwasher for domestic use), approval of.

The Dishmaster Corporation, Pontiac, Michigan filed September 2, 1950 an application with the Board of Standards and Appeals for approval of the device known as Dishmaster (Dishwasher for domestic use) under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The device is to be used as a dishwasher, non automatic, and is installed on the hot and cold water faucets on the sink.

Description

The unit is designed as a combination sink faucet and spray attachment. The dishwashing spray is supplied by water through a manually operated diverting valve which is kept in position by the water pressure when the spray is used.

A venturi throat in the handle of the spray is activated by a push button located in the handle of the spray for the introduction of a detergent which is stored in a small tank behind the main cover of the device. At the base of the diverting valve is located a vacuum breaker and check valve.

The diverter valve is an arrangement of parts made of brass, monel metal and synthetic rubber and is built to be inserted into the faucet so as to divert the water from the faucet to the spray or vice versa. When the diverter valve is installed in the unit it is compressed between the spout connection and the spray hose connection. The lower part has a metal to metal seal arrangement. The low portion has a 0 ring which helps to prevent leakage. The upper side consists of a barrel like brass container which has a series of 3 holes spaced around the sides. These three holes act as an air inlet to the unit and make communication to the spout which is the main opening to atmosphere for the protection of back flow from the spray hose.

Inspection and Test

The device was tested at the Water Supply, Gas and Electricity Test Bench, 32 Vandewater St., September 26, 1950. Present at the test were Chief Engineer L. V. Huber, Committee on Test, E. O. Bauman, Chief Inspector of Water Register, H. Gralow, Inspector of Water Consumption and C. J. DePhillips, Chief Bureau of Water Register, B. Vener and G. Samber, representing the Department of Health and R. E. Weber, R. M. Whelan and T. O. McCullough, representing the applicant. The device was subjected to a vacuum of 29" Hg. while the spray was submerged in the water.

With the venturi control opened and closed intermittently, along with manipulation of the diverter valve in open and closed position, vacuums from 29" Hg. to 0" Hg. maintained with special sustained vacuums at 29", 15" and 7.5" Hg. At no time did back flow occur. It appears that the entire unit faucet and diverting valve act as a vacuum breaker when the spray is below the overflow rim of the fixture.

Recommendation

On the basis of the inspection and test and data filed by the applicant, the Committee on Test recommends that the appliance known as Dishmaster as manufactured by the Dishmaster Corporation, be approved for use in New York City under the provisions of C26-1277.0.h Administrative Building Code and the Submerged Inlet Rules of the Board on condition that at all times the faucet spout shall be at least 4 inches above the overflow rim of the fixture in which the dishes are washed and further that each unit bears a label, permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 646-50-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

Adjourned: 4:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

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*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 26, 1950, as they appeared in Bulletin No. 40, Vol. 35, are hereby corrected to read as follows:

682-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Rose A. Pisklak, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously

granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change in use from a garage for five motor vehicles to a garage for more than five motor vehicles.

PREMISES AFFECTED—866-868 Madison street, south side, 125 ft. east of Ralph avenue (Block 1483, Lot 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (682-49-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the change in use from a garage for five motor vehicles to a garage for more than five motor vehicles, affecting premises 866-868 Madison street, south side, 125 ft. east of Ralph avenue, (Block 1483, Lot 13), Borough of Brooklyn was granted by the Board February 15, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that plans have been approved by the department of Housing and Buildings, permits obtained and the work partially completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution. (Alt. App. 2657/49)."

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* Correction—The address corrected, under premises affected, from 866-868 "Ralph avenue," to 866-868 "Madison street," etc.

NOTICE

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority
CHAPTER 508 OF 1948

§ 310. **Board of appeals.** 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

(1) Height and bulk;

(2) Required open spaces;

(3) Minimum dimensions of yards or courts; or

(4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

(1) Required open spaces; or

(2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

RULES

RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27,1940.

[Cal. No. 294-40-SR]

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, *paragraph* 2, *of the Charter of the City of New York and Section* C26-721.0b (12.2) *as amended by Local Law No.* 170, *approved November* 14, 1939, *and Section* C19-161.1 *Local Law No.* 112, *approved July* 18, 1939.

1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS—Samples of each variety of material and for every kind of treatment shall be subject to separate tests. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofiing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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Tuesday at 10 a.m. and 2 p.m.

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All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to November 14, 1950

Cal. No. *Dept.* *Premises Affected*

801-50-BZ—H.B.Q.—1331 Far Rockway boulevard, south side, 41.87 feet, east of Nameoke street (Block 37, Lot 43), Far Rockaway, Borough of Queens, N.B. 8635-50.

802-50-A—H.B.M.—600 5th avenue, west side, from West 48th to West 49th streets, 1-7 West 48th street and 8-12 West 49th street (7-10th floors); (Block 1264, Lots 45, 46 and 144), Borough of Manhattan, Amendment to N.B. 180-49.

803-50-BZ—H.B.Q.—75-24 Grand Central parkway, west side, 153.02 ft. south of 75th avenue (Block 2265, Lots 90 to 94 inclusive), Kew Gardens, Borough of Queens, N.B. 4832-50.

804-50-A—H.B.M.—109-115 West 26th street, north side, 150 ft. west of Avenue of The Americas (5th, 6th, 8th and 9th floors); (Block 802, Lot 31), Borough of Manhattan, Amendment to Alt. 1554-50.

805-50-SM—Camastic B (adhesive for the installation of Clay Tile), manufactured by The Cambridge Tile Manufacturing Co., Material.

806-50-A—H.B.Q.—65-15 Cooper avenue, northwest corner of Cypress Hills street (Block 3600, Lot 60), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Cooper avenue), N.B. 6741-50.

807-50-A—H.B.M.—63-65 East 52nd street, north side, 205 ft. 3 in. east of Madison avenue (4th floor of 63 East 52nd street); (Block 1288, Lots 128 and 129), Borough of Manhattan, Amendment to Alt. 1451-50.

808-50-A—H.B.Q.—73-53 and 73-55 71st street, east side, 520.86 ft. south of Myrtle avenue (Block 3709, Lot 55), Glendale, Borough of Queens (under section 35, General City Law re bed of mapped street—Indiana avenue), N.B. 8272-50.

809-50-A—F.D.—81-43, 82-43 and 82-68 Langdale street, 268-14 81st avenue, southeast and southwest corners; 268-19 82nd avenue, northwest and southeast corners of Langdale street, 82-09 268th street and northeast and northwest corners of Langdale street and 83rd avenue (Blocks 8745, 8762, 8764, Lot 1 and Block 8743, Lot 102), Bellerose, Borough of Queens, Decision.

810-50-BZ—H.B.Q.—164-02 to 164-18 Horace Harding boulevard, southeast corner of 164th street (Block 6892, Lots 31 and 35), Flushing, Borough of Queens, N.B. 9296-50.

811-50-SM—Wayne Fireproof Door Assembly consisting of one pair of doors (with corresponding single frame for fire partitions), manufactured by Wayne Manufacturing Corp., Material.

812-50-SM—Wayne Fireproof Door Assembly (single); (to be tested concurrently in a single frame), manufactured by Wayne Manufacturing Corp., Material.

813-50-A—F.D. 109-09 15th avenue, west side, 200 ft. north of 110th street (Block 4044, Lot 60), College Point, Borough of Queens, 26927-LC.

814-50-SM—Natco Tex Dri-Wall Tile (structural masonry wall unit), manufactured by National Fireproofing Corp., Material.

815-50-SM—Natco Dri-Speewall Tile (structural masonry wall unit), manufactured by National Fireproofing Corp., Material.

816-50-BZ—H.B.B.—409-421 Euclid avenue, east side, 100 ft. north of Glenmore avenue (Block 4195, Lots 6 and 10), Borough of Brooklyn, N.B. 1539-50.

817-50-BZ—H.B.B.—352-360 Avenue S and 2083-2091 McDonald avenue, southeast corner (Block 7140, Lots 112 and 141), Borough of Brooklyn, N.B. 1067-50.

818-50-BZ—H.B.Bx.—914-920 Allerton avenue and 2575 Radcliff avenue, southwest corner (Block 4445, Lot 41), Borough of The Bronx, Alt. 914-50.

819-50-SA—Bryant Gas-Fired Winter Air Conditioner, Model 324, manufactured by Bryant Heater Division of Age, Inc., Appliance.

820-50-A—H.B.M.—118 Ludlow street, east side, 176 ft. south of Rivington street (5th floor); (Block 410, Lot 41), Borough of Manhattan, Amendment to Alt. 681-50.

Restored to Docket

385-48-SM—Vol. II—USF 1¾ in. One and One-Half Hour Hollow Metal Door, manufactured by United Steel Fabricators, Inc. (reopened November 15, 1950, previously approved re United 1½ Hour Hollow Metal Door), Material.

1023-48-SM—American Welding and Mfg. Co. 1¾ in. Flush Steel Doors and Frames (previously approved), manufactured by The American Welding and Mfg. Co., Material.

239-26-BZ—Vol. II—H.B.B.—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner (Block 6657, Lot 6), Borough of Brooklyn, N.B. 1506-50.

927-22-BZ—Vol. IV—H.B.Bx.—915 Westchester avenue, west side, 100 ft. north of Rogers place (Block 2698, part of Lot 79), Borough of The Bronx, Alt. 710-50.

289-40-BZ—Vol. II—H.B.Bx.—103 Bruckner boulevard, north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69 inclusive), Borough of The Bronx, Amendment to Alt. 855-50.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 21, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 21, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

431-49-BZ—Application, June 2, 1949, under sections 7c and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Geraldine Donohue, owner (J. & L. Auto Service, lessee), to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting, and spraying, sale and storage of auto parts, office and without the required rear yard; premises 103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the non-conforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

842-49-BZ—Application, November 17, 1949, under section 7c of the zoning resolution, of Joseph Lau, applicant, on behalf of Adolfo Bertelini, owner (Richard Bertelini, lessee), to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted; premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

150-50-BZ—Application, February 28, 1950, under sections 7a, 7c of the zoning resolution of Henry Nordheim, applicant, on behalf of Wiljay Realty Company, owner, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station; premises 1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning

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resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

232-48-BZ—Reopened January 10, 1950 as Volume II—Application, November 7, 1948, under section 7e of the zoning resolution of Rudolph C. P. Boehler, applicant, on behalf of S. S. Glauber, Inc., owner (G. E. Walter and Sons, lessee), to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use; premises 536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

1101-41-BZ—Reopened September 19, 1950 as Volume II—Application, September 12, 1950, under sections 7c, 7i and 7h of the zoning resolution of A. L. Andujar, applicant, on behalf of The Texas Company, owner, to permit in a business and unrestricted use district, the rearrangement of existing gasoline service station and to permit the addition of a motor vehicle repair shop, and the parking and storage of motor vehicles on the unbuilt upon portion of lot in addition to motor vehicles being parked and waiting for service; premises 451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1) Borough of Brooklyn.

116-44-BZ—Reopened February 17, 1948 as Volume III—Application, January 26, 1948, under section 7i of the zoning resolution of Herman Kron and Son, applicants, on behalf of Bessie Deutch and Sol Deutch, owners, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom; premises 337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

789-49-BZ—Application, September 19, 1950, under sections 7f and 7i of the zoning resolution, of Irrera and Luongo, applicants, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied); premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

326-50-BZ—Application, April 20, 1950, under sections 7e and 21 of the zoning resolution, of Charles Levy, applicant, on behalf of Michael Romagno, Jerry Zipparo, Ida Zipparo, Domenick Macry, Aurelio Cervellini, Deborah Levy, Frank Pirrallo, Josephine Pirrallo and Charles Bertolo, owners, to permit in a residence use, D-1 area district, the change in occupancy from one family dwellings to two family dwellings; premises 2567 to 2569 Laconia avenue, west side, 100 ft., 125 ft., 150 ft., 175 ft., 200 ft., 225 ft. and 250 ft. south of Allerton avenue (Block 4452, Lots 56, 57, 58, 59, 60, 61 and 62), Borough of The Bronx.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, autowashing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

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622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

596-46-BZ—Reopened October 24, 1950 as Volume II—Application, August 30, 1950, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Hyman Friedman, Incorporated, owner, to permit in a residence use D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area; premises Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner, (Block 5679, Lot 1), Borough of Brooklyn.

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

733-50-A—193 Manhattan avenue, northwest corner of West 108th street (13th floor and roof); (Block 1844, Lot 12), Borough of Manhattan.

630-50-A—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

360-30-A—Vol. II—691-699 11th avenue, west side, from West 49th to West 50th streets, 605-607 West 49th street and 600-624 West 50th street (basement through 3rd floors); Block 1907, Lots 27, 32½, 36 and 40), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

NOVEMBER 21, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, November 21, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

551-40-S—Vol. II—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor lobby); (Block 824, Lot 32), Borough of Manhattan; (reopened May 31, 1950).

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

662-50-A—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

708-50-A—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue; premises 133-03 Jamaica avenue, north side, 100 ft. east of 132nd street (Block 9284, Lot 6 and part of Lot 9), Jamaica, Borough of Queens.

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

747-50-A—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

674-50-A—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street (Block 522, Lots 1, 21, 29), Long Island City, Borough of Queens.

766-50-A—64-66 East 86th street, south side, 164 ft. 5⅓ inches east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan.

672-50-A — 2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan.

674-50-A—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street (Block 522, Lots 1, 21, 29), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 28, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to

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permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

216-40-BZ—Reopened September 12, 1950 as Volume II—Application, July 21, 1950, under section 7f of the zoning resolution of Oswald Fischer, applicant, on behalf of Vincent Rao and Charles Rao, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 304-316 East 107th street, south side, 100 ft. east ot 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

599-44-BZ—Reopened March 28, 1950 as Volume II—Application, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Adelphia Paint and Color Works, Inc., owner, to permit in a residence use district, the extension of existing paint factory and paint storage; premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142). Ozone Park, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

593-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years; premises South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

594-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises north side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

489-48-BZ—Reopened April 25, 1950 as Volume II—Application, March 30, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants on behalf of Harold Strauss, owner, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores); premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

126-50-BZ—Reopened September 26, 1950 as Volume II—Application, September 6, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Hogan Paint and Chemical Company, owner, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn); premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

465-50-BZ—Application, June 27, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Elias Rubin, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced; premises 112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

614-50-BZ—Application, August 17, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Helen Horemiotis, owner, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed laundry, and the erection of more than one building on the lot; premises 153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

726-27-BZ—Reopened October 17, 1950 as Volume II—Application, September 26, 1950, under sections 7f and 7e of the zoning resolution of Edward Sharf, applicant, on behalf of William Luhrs, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, locker room storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced; premises 74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

766-28-BZ—Reopened June 27, 1950 as Volume IV—Application, May 31, 1950, under section 21 of the zoning resolution of Andrew Di Camillo, applicant, on behalf of Dominick Alesi, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 820-828 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

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1046-48-BZ—Reopened November 8, 1950 re amendment of resolution—application of Lama and Proskauer, applicants on behalf of American Ice Co., owner, previously granted on condition, under section 7c of zoning resolution, permitting in a residence and unrestricted use district, the change in use from ice plant to storage garage for more than five motor vehicles, motor vehicle repair shop, welding, auto laundry, painting and spraying, boiler room and office and open air parking and storage of more than five motor vehicles; premises 1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust avenue (Block 6736, Lot 1), Borough of Brooklyn.

120-35-BZ—Reopened April 18, 1950 as Volume II—Application, March 13, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Estate of Andon E. Andon, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district); premises 63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

597-49-BZ—Reopened October 17, 1950 as Volume II—Application, September 29, 1950 under section 7h of the zoning resolution of Fred C. Dahlem, applicant, on behalf of Fred F. French Operators, Inc., owner (Harriette Turan, lessee), to permit in a residence use district, the parking and storage of motor vehicles, and to permit the erection of an office for attendant for a term of years; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; premises 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

606-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo, applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 28, 1950, at 2 o'clock in 1013, Municipal Building, Manhattan, on the following matters:

297-50-SM—Indestructo Flush Hollow Metal Door.

563-42-SA—Vol. II—The Drever Company Ammonia Dissociation Equipment (reopened March 4, 1947).

502-50-SM—Sanistand—Female Urinal—Model F-5800.

419-39-SM—Vol. II—Macomber V Joists (reopened September 13, 1949).

67-46-SM—Lumite Fabrics Woven of Saran.

42-45-SM—Vol. II—Spraykote Fire Test Fibre No. 1102 (reopened February 21, 1950).

777-49-SM—Old Newark 2-inch Solid Plaster Partition.

530-50-SA—Burnwell Incinerator—Models A and B.

119-47-SM—Durablock Cinder and Concrete Building Block (previously approved on condition); (reopened June 13, 1950 re amendment of resolution to include additional sizes of block).

292-48-SM—Waylite (lightweight aggregate for use in concrete); (reopened May 24, 1949 re amendment of resolution so as to include the use of Waylite (lightweight aggregate for use in concrete) under the provisions of C26-620.0 Administrative Building Code.)

578-50-A—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

567-50-A—1223 Cornaga avenue, southside, 180 ft. west of Beach 9th street (Block 78, Lot 55), Far Rockaway, Borough of Queens, (under section 35, General City Law re bed of mapped street—Beach 12th street).

576-50-A—11-05 44th Drive and 11-04 44th road, east side of 11th street, from 44th Drive to 44th road (1st floor); (Block 447, Lots 21, 31, 32), Long Island City, Borough of Queens.

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560-50-A—84-09 Talbot street, southeast corner of 84th avenue (5th floor); (Block 3357, Lot 12), Kew Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

DECEMBER 5, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 5, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

524-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of George Massabni and May Massabni, owners, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing; premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

319-33-BZ—Reopened, July 25, 1950 as Volume II—Application, July 6, 1950, under sections 7e and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Ralph J. Herman, Dorothy P. Herman, Edward L. Herman and Helen Herman, owners, to permit in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor repairs incidental to new car service, to an existing gasoline service station (previously granted by the Board) without the required rear yard; premises 234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

196-35-BZ—Reopened, October 24, 1950 as Volume II—Application, August 25, 1950, under sections 7c and 7i of the zoning resolution of Morton S. Cahn, applicant, on behalf of Dominick Mustello, owner, to permit in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station to include lubritorium, auto washing, storage and sale of accesories, motor vehicle repairs and office; premises 40-13 Astoria boulevard north (23rd drive) and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

86-37-BZ—Reopened, October 17, 1950 as Volume II—Application, October 3, 1950, under section 7h of the zoning resolution of Andrew DiCamillo, applicant, on behalf of Governor Clinton Company, Incorporated, owner (Louis Gottlieb, doing business as Maiden Lane Parking Company, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles (previously granted by the Board for lots 68 and 69—expired September 26, 1946); premises 148 West 31st street, south side, 200 ft. 6 inches east of 7th avenue (Block 806, Lot 69), Borough of Manhattan.

776-45-BZ—Vol. II—Reopened September 19, 1950—Application, July 7, 1950, under sections 7e and 7h of the zoning resolution of John P. Riley, application, on behalf of New York City Housing Authority, owner, to permit in a residence and retail use, district, the change of use of building adjacent to heating plant (building #8) from storage to garage for the storage of management and maintenance motor vehicles located in residence use district; premises 450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Building 8); (Block 356, Lot 1), Lillian Wald Houses, Heating Plant, Borough of Manhattan.

561-50-A—450 Lillian Wald drive and Blocks bounded by East Houston street, East 6th street, Avenue D and Franklin D. Roosevelt drive (Building 8, Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan.

289-40-BZ—Vol. II—Reopened November 14, 1950—re application of Irving M. Fenichel applicant on behalf of Lerad Realty Corp., owner, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, extension in height of an existing building (milk bottling and distribution station); premises 103 Bruckner boulevard (formerly 447 to 457 East 133rd street), north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69 inclusive), Borough of The Bronx.

564-50-BZ—Applications, July 24, 1950, under section 21 of the zoning resolution of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5, 6), Borough of Brooklyn.

616-50-BZ—Application, August 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mary Cadden, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises North-

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east corner of Barnes avenue and Astor avenue (Block 4354, Lots 7 and 8), Borough of The Bronx.

626-50-BZ—Application, August 23, 1950, under section 7h of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Mary Maroon, owner, to permit in a residence use district, the parking and storage of motor vehicles for a temporary period; premises 358 West 53rd street, south side, 150 ft. east of Ninth avenue (Block 1043, Lot 58), Borough of Manhattan.

688-50-BZ—Application, October 3, 1950, under sections 7f and 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Samuel Hyman, owner (Seymour Hyman, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office; and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of ten years; premises 3749 Third avenue, west side, 106.26 ft. north of St. Pauls Place (Block 2911, Lot 68), Borough of The Bronx.

768-50-BZ—Application, October 19, 1950, under section 7c of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Bernard Haussman, owner, to permit in a business use district, the proposed manufacturing on 2nd and 3rd floors in excess of the area of the lot; premises 1805 Church avenue, north side, 25 ft. 6¼ inches east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 5, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 5, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

575-49-SM—F. Schumacher and Company Nylon Woven and Printed Fabrics (flameproofed fabrics); (amendment of resolution to include Schumacher's All Nylon Velvet.

452-50-SA—Martin Elevator Company, Incorporated Fuse Protector.

367-49-SA—Armstrong Oil Burner—Models D1-1 and D1-2 (burners used in Units 8004-L6-110, 8004-L5-110, 8004-L5-175 and 8004-L5-200.

397-50-SA—G-R Style B Fuel Oil Heater (fuel oil preheater—steam).

479-50-SA—City Gas and Oxygen Bench Blow Torch—Model GO-115.

500-49-SA—Metropac Oil Burner—Model 1-B.

206-49-SA—Nageldinger Pressure Regulators (to regulate and control compressed gases) types N602 to N609 inclusive, N-1-414 to N-1-424 inclusive, N-1-900, N-1-902, NR-302, NR-234, NR-221.

926-49-SM—Chase 2 Inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap With 2 Inch Standard Pipe Size Cast Brass Union Outlet Connection With Cleanout.

927-49-SM—Chase 2 Inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap With 2 Inch Standard Pipe Size Cast Brass Union Outlet Connection (Less Cleanout).

929-49-SM—Chase 1½ Inch New York Regulation Lavatory Trap—Model 178-085, Less Cleanout.

928-49-SM—Chase 1½ Inch New York 17 B & S Gauge Seamless Brass Tube Lavatory Trap With 1½ Inch Standard Pipe Size Cast Brass Union Outlet Connection With Cleanout.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

215-50-BZ—Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

342-50-BZ—Application, May 4, 1950, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Bros. Estates, Inc., owner to permit in the business use, C and D area district, portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted; premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12, and 13), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

633-50-BZ—Application, September 7, 1950, under sections 7A, 7e, 7f, and 7i of the zoning resolution of Norman Lederer and Leonard Joseph, applicants, on behalf of Lenia Eisenberg and Ida Lena Sackman, owners, to permit in a business and residence use, B area district, the erection and maintenance of a garage, for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area, and to permit curb cut and entrance on Clinton Place beyond the permitted distances from the intersection; premises 2175 Jerome avenue and 8 Clinton place, southwest corner, (Block 3195, Lot 86), Borough of the Bronx.

638-50-BZ—Application, September 11, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Edwin H. Thatcher, applicant, on behalf of Edward F. Glacken, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, office, salesroom, and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years; premises 9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, 9), Borough of Brooklyn.

673-50-BZ—Application, September 26, 1950 under sections 7f and 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Harry Weiser, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line; premises 284-288 South 9th street, and 284-

CALENDAR

292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

836-49-A—165-01 to 167-17 Baisley boulevard, 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 14, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, October 31, 1950, were approved as printed in the Bulletin of November 7, 1950, Vol. 35, No. 45.

ZONING APPLICATIONS

726-27-BZ—Vol. II

APPLICANT—Edward Sharf, for William Luhrs, owner.

SUBJECT—Application reopened October 17, 1950 as Vol. II—re Application (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf, Morton S. Cahn and Milton Gordon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

766-28-BZ—Vol. IV

APPLICANT—Andrew Di Camillo, for Dominick Alesi, owner.

SUBJECT—Application reopened June 27, 1950 as Vol. IV—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—820-828 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo and Dominick Alesi.

For Opposition: Max K. Ehrlich, Estelle Halpern, Molly Sirkus, Doris Breff and A. Elowsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for inspection and decision without further argument.

186-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 711 Westchester Avenue Corporation, owner.

SUBJECT—Application reopened April 25, 1950—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced; (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage).

PREMISES AFFECTED—711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for applicant to file revised plans.

164-38-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for David Rosen, owner.

SUBJECT—Application reopened October 18, 1949—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and office for a term of fifteen years (previously dismissed for lack of prosecution).

PREMISES AFFECTED—172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6811, Lot 32), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for decision by the Board.

212-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Jeanette G. Willis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, salesroom, parts department; and to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Jerome Y. Sturm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 21, 1950, at 10 A.M. for decision by the Board.

215-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannah Schwartz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted.

PREMISES AFFECTED—2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Hannah Schwartz.

For Opposition: Max B. Schreiber, Murray B. Felton, Sidney Schwartz, Elizabeth Carbone and Sara Carlson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision without further argument.

290-50-BZ

APPLICANT—Multer and Seymour, for Saul Schecter and Louis Kotler, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton A. Seymour, Gerald D. Broller and Philip H. Teitelbaum.

For Opposition: Walter J. Carlin, William G. Fullen, Sally Fogel, Noah Seedman, Betty Hordon, Fred C. Trump, Mae Dick, Max Kranz, Bea Shamis, Jack Chapkin, Nathan Aronson, Jacob Fox, Myron Epstein, Melvin C. Schwartz and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for inspection and decision without further argument. The applicant withdrew section 21 of the zoning resolution as one of the bases of his application.

342-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Morris Bros. Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use, C and D area district, portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted.

PREMISES AFFECTED—9701-9713 Church avenue and 477-499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Arthur Laskey, Sam Tenenbaum, Mike Rosen and Joseph Silver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision without further argument.

379-50-BZ

APPLICANT—Burke, Morrison and Green, for Cataldo F. Trubia and Frank L. Cravotta, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices.

PREMISES AFFECTED—147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John A. Galway and C. F. Trubia.

For Opposition: John Rapp, Mary Courtemanche, Mary Boss, Frances Minchell, Laura Leonardo and Jennie Germaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision without further argument.

402-50-BZ

APPLICANT—W. H. and J. F. Dusenbury, for Harry Hausknecht and Pauline Lisker, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories.

PREMISES AFFECTED—396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street, and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Joseph F. Dusenbury.
For Opposition: Stanley Steingut, Michael Fenimore, Antonio Naso, Aaron Gottlieb, Frank Marone, Margaret Andreola, Louis Caluello, Peter Andrela, Michael Cetera, William F. Cooper and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for inspection and decision without further argument.

633-50-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Lena Eisenberg and Ida Lena Sackman, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7A, 7e, 7f and 7i of the zoning resolution, to permit in a business and residence use, B area district, the erection and maintenance of a garage for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area and to permit curb cut and entrance on Clinton place beyond the permitted distances from the intersection.

PREMISES AFFECTED—2175 Jerome avenue and 8 Clinton place, southwest corner (Block 3195, Lot 86), Borough of The Bronx.

APPEARANCES—
For Applicant: Norman Lederer.
For Opposition: Samuel Berger, Isidore Sandler and W. Bingham Cox.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision without further argument.

638-50-BZ

APPLICANT—Edwin H. Thatcher, for Edward F. Glacken, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, office, salesroom and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years.

PREMISES AFFECTED—9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8 and 9), Borough of Brooklyn.

APPEARANCES—
For Applicant: Edwin H. Thatcher, E. F. Glacken and W. K. Elliot.
For Opposition: Abraham M. Feinstein and Nathan Ziegler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision without further argument.

673-50-BZ

APPLICANT—Morton S. Cahn, for Harry Weiser, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line.

PREMISES AFFECTED—284-288 South 9th street and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

APPEARANCES—
For Applicant: Morton S. Cahn and Harry Weiser.
For Opposition: R. Zucker, A. Fink, Benjamin Bergman, Julius Cohen, Max Sohn and Edw. Hoffman for the Department of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision; applicant to file additional statement as to status of the proposed throughway and the park.

353-50-BZ

APPLICANT—William H. Bryne, for 1149 63rd Street Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories, motor vehicle repair shop and office.

PREMISES AFFECTED—1562-1568 (1566-1576 displayed) 86th street, southeast corner of Bay 11th street (Block 6362, Lot 38), Borough of Brooklyn.

APPEARANCES—
For Applicant: James Matthews.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice at request of applicant.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

417-50-BZ

APPLICANT—Francis Seaman, for Rebann Laundry Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and manufacturing use district, the extension of existing wet wash laundry.

PREMISES AFFECTED—32-79 47th street, east side, 85 ft. north of 34th avenue (Block 723, Lot 8), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Francis Seaman and Nathan S. Folkman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice for the purpose of considering a revised application including Lot 83.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

2-42-BZ—Vol. II

APPLICANT—Joseph Lau, for 260 Delancey Street Corporation, owner.

SUBJECT—Application reopened May 16, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the additional use for the sale of gasoline, lubricating oil, additional curb cuts and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expired October 26, 1950).

PREMISES AFFECTED—260-262 Delancey street, north side, 25 ft. west of Columbia street (Block 333, Lot 31—formerly Lots 31 and 32), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau and Matthew Chess.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Guinee 3

Negative: Chairman Murdock 1

THE RESOLUTION (2-42-BZ—Vol. II)

WHEREAS, Joseph Lau, for 260 Delancey Street Corporation, owner, filed April 27, 1950 an application under section 7f of the zoning resolution, to permit in a business use district the additional use for the sale of gasoline, lubricating oil, additional curb cuts, and a standard post sign to existing motor vehicle repair shop (previously granted by the Board for a term of years and renewed from time to time—expired October 26, 1950), affecting premises 260 to 262 Delancey street, north side, 25 feet west of Columbia street (Block 333, Lot 31), ((formerly 31 and 32)), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on May 16, 1950, subject to the regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on July 11, 1950, after due notice by publication in the Bulletin; laid over to July 25, 1950, for inspection and decision; then laid over to September 19, 1950, for applicant to file corrected application, giving name of new owner, and a new statement as to proposed occupancy and use of adjoining premises; then laid over to October 24, 1950, for inspection and decision, without further argument; and then laid over to November 14, 1950 for full vote of the Board, no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Columbia street, Delancey street and the site are in a business use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1950, acting on amendment to Alt. Applic. 152-50, reads:

> "New additional use is not permitted in a business use district (sale of gasoline & oil) Article II, para. 4(46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet, 3 inches frontage by 100 feet in depth, on which is located a building 50 feet 3 inches front by 50 feet in depth, one story, 14 feet in height, of class 3 construction, presently used as an automobile showroom, lubritorium and motor vehicle repair shop, for which Certificate of Occupancy 34881-48 (N.B. 90-1940) has been issued, expiring October 26, 1950; that it is proposed to install three 550-gallon gasoline tanks and 3 approved dispensing pumps in addition to the existing auto showroom, motor vehicle repair shop and lubritorium; and

WHEREAS, the applicant contends that the entire building is used by one tenant for automobile showroom, lubritorium and automobile repairs; that due to the hardship incurred in the proper servicing of motor vehicles, it becomes a necessity to include on the premises the sale of gasoline and oil in conjunction with the existing occupancy; that it is also requested that the Board grant permission to install a post standard along the building line, one foot west of the easterly lot line, for supporting a sign advertising only the brand of gasoline on sale, permitting such sign to be illuminated and to extend beyond the building line for a distance of not more than 4 feet; that the Board is further requested to permit the extension of an existing use and the proposed sale of gasoline and oil under a 10 year certificate of occupancy in a building which has a 2 year temporary certificate of occupancy, No. 34881, which was issued in 1948.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 19, 1942, by adding thereto:

> ". . . that the additional use as gasoline station and the parking and storage of motor vehicles may be permitted under section 7f and section 7h for a term of ten (10) years, substantially as proposed and as indicated on revised plans filed with this application, marked "Received April 27, 1950" (5 sheets), *on condition* that the requirements of the resolution as adopted May 19, 1942, where not inconsistent with this amended resolution shall be complied with; that the portion of the premises to be used for parking shall not be physically connected to the gasoline station area; that the portion of the premises at the rear on the same lot as the existing building shall not be included in such parking use; that pumps shall be erected not nearer than 10 feet to the street building line of Delancey street; that gasoline storage tanks shall be restricted to five 550 gallon tanks; that in addition to the two curb cuts to the existing premises there may be constructed a curb cut to the portion of the premises used for parking; that such curb cut shall not exceed 20 feet in width; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that no additional sign shall be erected on the premises, except there may be one sign erected on the adjoining portion of the premises advertising the parking and storage use, the rates charged and such other information as is required by the Commissioner of Licenses, provided such sign is not illuminated and does not extend beyond the building line; that no additional sign shall be erected in connection with the gasoline selling area, except there may be a post standard erected within the premises, supporting a sign advertising only the brand of gasoline on sale, permitting such sign to extend beyond the building line for a distance of not more than four feet; that this variance does not comprehend an extension of the gasoline station and repair shop to include the area permitted by the Department of Housing and Buildings for parking use; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution.

530-42-BZ—Vol. III

APPLICANT—Imre Chairman, for Samuel Rudin and Jacob Schif, owners (Waverly Parking Place, lessee).

SUBJECT—Application reopened as Vol. III September 12, 1950—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas (6th), east side, from Washington Place to Waverly Place, 126-130 Waverly place and 87

Washington place (Block 552, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman, Bernard Burlakoff and Meyer Paillie.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution adopted by the Board on November 12, 1947 reaffirmed.

THE VOTE TO REAFFIRM RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (530-42-BZ—Vol. III)

WHEREAS, Imre Chairman for Samuel Rudin and Jacob Schif, owners, Waverly Parking Place, lessee, filed July 28, 1950, an application under section 7h of the zoning resolution, to permit in a local retail use district the parking and storage of more than five motor vehicles (previously granted by the Board for a term of one year, expired by limitation) for a term of three years, affecting premises 358 to 374 Avenue of the Americas (6th avenue) east side, from Washington place to Waverly place, 126 to 130 Waverly place and 87 Washington place (Block 552, Lot 37), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. III on September 12, 1950, subject to regular procedure, to consider a new decision, as to parking; and

WHEREAS, a public hearing was held on November 14, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Washington place and Waverly place are in residence and local retail use, C area and class 1¼ height district; the Avenue of the Americas and the site are in a local retail use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 13, 1950, acting on Alt. Applic. 1347-50, reads:

"1. Storage and parking of more than 5 motor vehicles on these premises located within a local retail district, is contrary to Sec. 4C zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 194 ft. 7 in. front by 93.53 ft. in depth, presently vacant and being used for the parking and storage of motor vehicles without a permit (Viol. 9-1950); that it is proposed to permit the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that a previous similar request was granted by the Board on November 2, 1947 (530-42-BZ); that since the granting of the said request, there has been erected a woven wire fence 6 ft. in height along the east side of the lot where no walls of adjacent buildings occur, and along the lot lines of Washington place, the Avenue of the Americas and Waverly place; that there has been constructed a cyclone fence, 6 ft. in height, with an appurtenant wood bumper for protection to the fence; that a similar bumper has also been erected on the east side of the lot, for protection of the fence and adjoining buildings; that in addition, the plot has been leveled to the grade of the surrounding streets and surfaced with cinders so applied as to present a reasonably impervious surface and to provide surface drainage; that the lot is equipped with standard fire fighting appliances and adequate aisles for facilitating entrance and egress are also maintained; that the only building existent or that shall exist for the term of the proposed variance is such as is used solely as an office and shelter for the attendant and is situated by the entrance on Waverly place; that furthermore, only vehicles of the pleasure-car type shall be parked or stored and the premises shall be so maintained as to present the best possible appearance in keeping with the nature of the surrounding neighborhood.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h thereof for a term of two (2) years from the date of this resolution, to permit the plot to be occupied for the parking and storage of more than five motor vehicles, *on condition* that only vehicles of the pleasure-car type shall be so parked or stored; that the plot shall be leveled substantially to the grade of the surrounding streets and surfaced with steam cinders, clean gravel or other suitable material, properly rolled and treated with a binder to render a reasonably impervious surface and to provide surface drainage; that during the term of this variance, the premises shall be occupied for no other use and no building shall be erected thereon, except there may be erected a building to be used solely as an office and shelter for the attendant, erected near the entrance on Waverly place; that such building shall be of Class 3 construction, not exceeding one story in height or 100 square feet in area; that on the interior lot line to the east where walls of adjoining buildings do not occur, there shall be erected a substantial woven wire fence not less than 6 feet in height; that along the lot line of Washington place, the Avenue of the Americas and Waverly place there shall be erected a concrete curbing not less than 2 feet in height with a fence of the woven wire chain link anchor post type not less than 5 feet in height above curbing to a total height of six feet erected thereon continuously, except for an opening for entrance and exit to Waverly place, which may be not over 15 feet in width and with curb cut opposite of similar width; that signs shall be restricted to a sign attached to the fence near the entrance, advertising the parking and storage use and such information as the Commissioner of Licenses may require, provided such sign does not extend beyond the building line, does not exceed 15 square feet in area and is not illuminated; that a hedge equal in height to the fence shall be planted on the interior side of the fence on all street fronts, as indicated on revised plan, marked Received November 5, 1947;" that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that adequate aisles shall be left at all times for easy entrance egress; that along the easterly lot line there shall be erected a wood bumper for protection to the adjoining buildings, as proposed; that a similar bumper shall also be erected within the street lot lines to protect the hedge and fence from damage by cars; that all permits required shall be obtained and all work completed in three months from the date of this resolution and that the parking and storage use shall not be commenced until a certificate of occupancy has been issued.

403-45-BZ—Vol. II

Applicant—Irwin Emerman, for Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock, and Angela Mock, owners (d/b/a Julius Mock and Sons).

SUBJECT—Application reopened March 28, 1950—re Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a residence use district, the extension of existing business use (previously granted an extension by the Board).

PREMISES AFFECTED—761-783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Irwin Emerman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (403-45-BZ—Vol. II)

WHEREAS, Irwin Emerman, for Eugene Mock, Sr., Eugene Mock, Jr., Elizabeth Mock and Angela Mock, owners, doing business as Julius Mock & Sons, filed February 23, 1950 an application under sections 7a and 7c of the zoning resolution, to permit in a residence use district the extension of an existing business use (previously granted an extension by the Board), affecting premises 761 to 783 Rutland road (777 displayed) and 542 Schenectady avenue, northwest corner (Block 4808, Lot 37), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on March 28, 1950, to consider extension of the building, subject to regular procedure; and

WHEREAS, a public hearing was held on this appilcation on October 3, 1950, after due notice by publication in the Bulletin, and laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Rutland road is in residence and business use, C area, class 1 height districts, and that Schenectady avenue and the site are in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 24, 1950, acting on Alt. Applic. 110-50, reads:

"1. Extending business use in a residential use district is contrary to Art. II, Sect. 3 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 260 feet frontage by 100 feet in depth, on which is located a two-story frame two-family dwelling, a one-story factory and office, and a one-story shed, for which Certificate of Occupancy 115107-46 (Alt. 1663-45) was issued for factory (iron works); that it is proposed to erect a one-story extension 20 ft. by 100 ft., one story, 15 feet in height, of class 3 construction, to the existing one-story factory, to be used for miscellaneous iron work; that it is further proposed to add a 26.5 ft. by 43 ft. extension adjoining the present office and to raise a portion of the roof of the existing one-story factory; that it is further proposed to relocate the present cement block wall at the westerly portion of the plot and to add a new portion 30 feet in length; and

WHEREAS, the applicant contends that the use of this property for factory purposes, manufacturing miscellaneous iron work, was established in 1900; that the original factory and sheds, a stable converted into a garage in 1912 for trucks and passenger cars in connection with this business, and a two-story frame dwelling as a residence for the owner, were erected at the time of purchase; that in 1945 the Board granted the owners, who were engaged in war work at that time, permission to expand; that the proposed extension is for the sole purpose of improving the efficiency of the manufacturing of miscellaneous iron work; that at present it is necessary to do work partly on equipment in the yard and partly on equipment in the shop, which means transfer of material from yard to shop and back to yard, due to lack of height; that the extension will have all equipment within one area and the raising of the roof in height will permit faster and more economical operation; that with the proposed extension to the moving of parts to the yard and shop and back would cease; that metal material now delivered upon the ground, which deteriorates and requires painting, would be delivered directly into the shop and would also decrease the amount of noise and decrease cost of painting to the owner; that the 30 foot piece at the west end of property was purchased by the owner and he would like to enclose it with a concrete block wall; that this extension would in no way interfere with the light and ventilation of the abutting property on Schenectady avenue as the rear is opposite the back yard of the abutting plot; that the athletic field which occupies two-thirds of block 4808 is enclosed with a masonry wall approximately 16 feet high with an entrance on Troy avenue and two exits on Maple street; that the pair of doors (gates) on Schenectady avenue are approximately 10 feet wide and 12 to 14 feet high, used exclusively for truck passage and never used as an exit; that the immediate vicinity of this plot was largely business use many years before the enactment of the zoning resolution; that block 4590 is vacant and was used by an excavation and road building contractor for a storage yard for steam shovels and cranes and many types of road repair machines; and

WHEREAS, the premises and area were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1945, by adding thereto:

". . . that the extension in area of buildings substantially as proposed and as indicated on plans filled marked "Received February 23, 1950" (5 sheets) may be permitted under section 7c for the use as proposed, *on condition* that such building and occupancy shall comply in all other respects with all laws, rules and regulations applicable thereto; that the concrete wall in the rear and westerly side of the premises shall be extended as proposed of similar height to the existing wall heretofore required; that the premises where not occupied by buildings shall be properly paved; that no additional sign shall be erected other than those now authorized; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all work shall be done within the premises and no work done on the street or adjoining premises; that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution."

780-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Vito Santoro, owner.

SUBJECT—Application reopened July 25, 1950—Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor.

PREMISES AFFECTED—1818-1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Vito Santoro.

For Opposition: William E. Clancy, Fred Lagerbeck, Joseph Kumpe, Lena Baumler, Arvia Reilly, C. Brandt and Madeline Jermann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (780-45-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Vito Santoro, owner, filed July 6, 1950, an application under section 7e of the zoning resolution, to permit in a residence use district the change of use from stable, wagon storage and office to beer storage, storage of owner's five trucks and manufacturing of clothing on second floor (previously withdrawn), affecting premises 1818 to 1820 Bleecker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on July 25, 1950, subject to regular procedure; and

WHEREAS, a public hearing was held on October 31, 1950, after due notice by publication in the Bulletin, and laid

over to November 14, 1950, at request of attorney for objector; and

WHEREAS, the district maps accompanying the zoning resolution show that Seneca avenue is in a business use, C area and class 1 height district; Bleecker street is in residence and business use, C area and class 1 height districts; the site is in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent dated June 23, 1950, acting on Alt. Applic. 1162-50, reads:

"1. The change in use from "stable, wagon storage and office" to "beer storage, storage of owners' 5 trucks and manufacturing" of premises located in a residential use district is contrary to Art. II, Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 47.15 ft. front by 100 ft. in depth, on which is located a building 25 ft. front by 100 ft. in depth on the 1st floor and 62 ft. in depth on the 2nd floor, presently used for beer storage, carpenter shop and office; that there is also a two-story frame structure at the rear of the plot, which is to be demolished; that it is proposed to occupy the 1st floor for beer storage and storage of five of owner's trucks and to use the second floor for the manufacture of clothing; and

WHEREAS, the applicant contends the premises are developed with a two-story masonry building of class 3 construction having a frontage of 25 ft. and a depth of 100 ft.; that the second floor measures 25 ft. front, with a depth of 62 ft.; that this building was erected under N.B. 1557 of 1908 as a stable and wagon storage building, no certificate of occupancy has been issued for said use; that the building is presently occupied for beer storage and as a carpenter shop on the first floor, the second floor being vacant; that the present rear two-story building, approximately 22 ft. by 22 ft., of frame construction, is to be removed; that it is intended to seal up all of the windows in the northerly wall on the 1st floor so that the occupancy could not possibly affect the adjoining owner, the rear wall of the building does not have any openings on the 1st floor; that the building has a legal non-conforming use of a stable and the proposed use will be far less objectionable than a stable to the entire area; that Block 3435, Lot 20 immediately adjoining the site is developed with a store which is a non-conforming use; that the removal of the present rear frame building and the rehabilitation of the brick building will go far towards improving the entire community; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7e thereof, to permit the premises to be occupied for the storage of beer in cases and for the storage of two trucks owned by the owner and used in the business, and for no other use on the first floor substantially as proposed and as indicated on plans filed with this application marked "Received July 6, 1950," three sheets, *on condition* that the second story of the building shall be used only for the storage of incombustible materials; that the frame shed in the rear shall be removed; that proper fences shall be constructed on the rear and side lot lines where walls of adjacent buildings do not occur; that the windows in the rear building facing on adjacent premises to the north shall be blocked up with approved masonry; that the building shall not be increased in area; that the proposed fire escape from the second story need not be constructed in view of the withdrawal of the request for use of the second story for factory purposes but that exits from the second story shall be furnished and maintained in accordance with the requirements of the building code; that the driveway to the south shall not be used for the storage of trucks or any other materials and shall be kept clean at all times and shall be surfaced with steam cinders or clean gravel and treated with a binder; that the exterior of the building shall be kept painted; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

245-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan Willis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection.

PREMISES AFFECTED—79-12 to 79-22 Grand avenue and 53-02 and 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Marion C. Mathews.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (245-50-BZ)

WHEREAS, Lama, Proskauer & Prober, for Nathan Willis, owner, filed April 10, 1950 an application under sections 7f, 7i and 7A of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, auto laundry, sales and storage of accessories, and the parking of motor vehicles waiting to be serviced, and to permit a curb cut on 80th street beyond the permitted distance from the intersection, affecting premises 79-12 to 79-22 Grand avenue, and 53-02 to 53-14 80th street, southwest corner (Block 2806, Lot 5), Elmhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 19, 1950, after due notice by publication in the Bulletin; laid over to October 24, 1950, for inspection and decision, without further argument; and then laid over to November 14, 1950, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that Grand avenue is in a business use, A and D area, class 1 height district, and that 80th street and the site are in residence and business use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1950, acting on N.B. Applic. 1784-50, reads:

"1. The proposed use of above located premises, said plot being within a residence and business district for gas station, lubritorium, minor auto repair shop, car washing, sales, storage and parking of cars is contrary to Article 2, Sections 3 and 4 of Zone Resolution.

2. Proposed curb cuts on 80th street are contrary to Sect. 7A of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 154.10 feet frontage by 146.61 feet in depth (irregular), presently vacant except for a billboard; that it is proposed to erect a building 67 feet front by 32 feet in depth, one story, 15 feet in height, of class 3 construction, to be used in conjunction with proposed gas station as a lubritorium, motor vehicle repairs, car washing, accessory sale and storage; that it is further proposed to

install eight 550-gallon gasoline tanks and six approved type dispensing pumps, with three curb cuts on Grand avenue and two on 80th street; that it is further proposed to permit the parking of cars waiting to be serviced at the westerly portion of site; and

WHEREAS, the applicant contends that as of July 25, 1916 the portion of the property westerly of a line midway between 79th street and 80th street and more than 100 feet from Grand avenue was zoned as an unrestricted district and the remainder was in a business district; that the present use designations became effective on July 28, 1938; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the contemplated accessory building will be of brick, colonial in design with a peaked slate roof, and entirely in accord with the present dwellings now on 80th street; that part of the premises is in a residential zone, but only that part in a business zone will be used as a gasoline station; that a landscaped area on the southerly and westerly lot lines will be maintained to afford the adjoining lots additional light, ventilation and to act as a buffer between the proposed use and said adjoining lots; that Grand avenue is a main auto lane leading across Queens and therefore the gas station is entirely in keeping at this point and that the large home development also requires such a station; that the site, although in a business zone, is unfit for stores as there are sufficient stores in the area at the present time; that within the affected area there is a gas station, Block 2492, Lot 72; that Block 2805, Lot 31 in an unrestricted zone, is developed with large illuminating gas storage tanks and that these tanks badly affect the community; that it would not be advantageous to erect homes on Grand avenue directly in view of these tanks; that the contemplated curb cuts on 80th street, more than 25 feet from the intersection of Grand avenue, are required for the proper conduction of this gas station, and that the nearest cut on 80th street to the adjoining lots is 30 feet north of said adjoining lot and will not affect the street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Committee recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant under section 7, subdivisions f, i and A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1784-50, objections 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

288-50-BZ

APPLICANT—Burke, Morrison and Green, for John C. Kramer and Naomi Charmont, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office.

PREMISES AFFECTED—2721-2739 Nostrand avenue, east side, 160 ft. north of Avenue N (Block 7666, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: William J. Burke.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (288-50-BZ)

WHEREAS, Burke, Morrison & Green for John C. Kramer and Naomi Charmont, owners, filed April 28, 1950 an application under sections 7e, 7f and 7i of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of auto accessories and office, affecting premises 2721 to 2739 Nostrand avenue, east side, 160 feet north of Avenue N (Block 7666, Lot 15), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on October 17, 1950, after due notice by publication in the Bulletin, and laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Nostrand avenue is in a business use district, that Avenue N and the site are in residence and business use districts, and that all are in D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1950, acting on N.B. Applic. 438-50, reads:

> "1. The proposed location of a gas service station, lubrication, auto washing, office, sales of auto accessories and minor repairs with hand tools only on a lot located partly in a residence use district and partly in a business use district is contrary to Art. 2, Sec. 3, and Art. 2, Sec. 4a, subsections 29 and 46, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 180 feet frontage by 105 feet in depth, presentlly vacant; that it is proposed to erect a building 79 feet front by 28 feet in depth, 1 story, 17 feet in height, of class 3 construction, to be used in conjunction with proposed gas station as lubritorium, car washing, motor vehicle repairs, storage, office and sale of accessories; that it is further proposed to install six 550-gallon gasoline tanks, four approved dispensing pumps, with three curb cuts, each 30 feet in width; and

WHEREAS, the applicant contends that on the same block facing Nostrand avenue are stores, a used car lot, a factory and garages; that on the westerly side of Nostrand avenue the land is occupied by several stores and a large parking lot, each side of which is flanked by a billboard; that it is a well known fact that Nostrand avenue is a busy thoroughfare, especially the area being considered, for it is approximately at this point where Nostrand avenue intersects another much travelled highway, Kings Highway; that to the south, the nearest gasoline station is a block away, and that travelling north one must go almost a mile from Avenue M before approaching the next station; that to house the above it is proposed to erect a gable roofed building of the parkway type with a brick facade, and that it will be set near the center of the plot, well away from all plot lines; that planting and shrubbery will be provided along all lot lines and a grass plot will be provided behind the accessory building and that all lot lines will be fenced with an ornamental wrought iron fence on a brick base; that the rear five feet of the lot, which is in a residential zone, will be planted and provided with a shrubbery screen along the rear lot line, so that no portion of the residence zone will be used for gas station purposes; that the zoning resolution as to use was changed to the present designation on October 3, 1924, and as to area on November 21, 1924 and that the regulations as to height have not been changed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Planning Commission granted a zoning variance as to use and area to permit erection of a garage building on the west side opposite the premises but the garage has not been constructed and the plot is occupied for parking (Block 7665, Lot 58); and

WHEREAS, there have been no variances granted by the

Board on this portion of Nostrand avenue since the application for a gasoline station on the adjoining lot (Block 7666, Lot 25) was denied in 1943 which was affirmed by the Court; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under sections 7e, 7f and 7i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 438-50, objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

403-50-BZ

APPLICANT—Lehman and Fitzsimons, for Leo and Anna Kowaleski, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, the addition of cabaret use to existing restaurant on first floor.

PREMISES AFFECTED—10-24 154th street, west side, 150.12 ft. south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens.

APPEARANCES—
For Applicant: John F. Fitzsimons and Leo Kowaleski.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (403-50-BZ)

WHEREAS, Lehman and Fitzsimons for Leo and Anna Kowaleski, owners, filed June 9, 1950 an application under section 7e of the zoning resolution, to permit in a restricted retail use district the addition of cabaret use to an existing restaurant on the first floor, affecting premises 10-24 154th street, west side, 150.12 feet south of 10th avenue (Block 4539, Lots 61 and 63), Beechhurst, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the Bulletin, and laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 10th avenue is in residence, restricted retail and unrestricted use, D area, class 1 height districts, and that 154th street and the site are in a restricted retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1950, acting on Alt. Applic. 1319-50, reads:

> "1. Proposed change of occupancy to include a cabaret use is contrary to Art. II, Sect. 4B(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 91.85 feet in depth (irregular) on which is located a building 60 feet frontage by 70 feet in depth, 2 stories, 24 feet in height, of class 3 construction, presently used as a restaurant and dwelling for which certificate of occupancy 62432-50 (N.B. 2415-49) has been issued for boiler room and storage in cellar, restaurant on first floor and dwelling on second floor; that it is proposed to include a cabaret use on the first floor in conjunction with the existing restaurant; and

WHEREAS, the applicant contends that the owners of the property and operators of the restaurant reside on the second floor of this building; that in the past they had conducted a cabaret in the same neighborhood but at a different location and had purchased the referenced premises in order to erect this building specifically designed to include a cabaret use; that as a restaurant, the premises are used for meetings of the local Lions Club, Kiwanis Club, Junior League, etc., and the proprietors have had calls for bookings for wedding receptions and other social affairs, of which musical entertainment, singing, dancing or other similar amusement is a usual concomitant; that the definition of the word "cabaret" as found in the Administrative Code, Section 436-1.0-a.3 is as follows:

> "The word "Cabaret" shall mean any room, place or space in the city in which any musical entertainment, singing, dancing or other similar amusement is permitted in connection with the restaurant business or the business of directly or indirectly selling to the public food or drink."

that the proposed use will fill a local need for such a facility and will not prove objectionable from any reasonable point of view; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be denied; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant a variance under section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1319/50, objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

413-50-BZ

APPLICANT—Paul Friedman, for Our Lady Help of Christians of Albany, owner (L. and M. Squitieri, General Outdoor Advertising Co., J. Lowe and Holtzman and Weinberg, lessees).

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years.

PREMISES AFFECTED—703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of The Bronx.

APPEARANCES—
For Applicant: Paul Friedman.
For Opposition: Jack Turret and Benjamin Weinberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (413-50-BZ)

WHEREAS, Paul Friedman, for Our Lady Help of Christians (of Albany), owner, L. and M. Squitieri, General Outdoor Advertising Co., J. Lowe and Holtzman and Weinberg, lessees, filed May 31, 1950, an application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and sale of auto accessories for a term of fifteen years, affecting premises 703 East 149th street, northwest corner of Jackson avenue (Block 2623, Lot 140), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on September 26, 1950, after due notice by publication in the Bulletin; laid over to October 3, 1950, at request of attorney for objector; and then laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jackson avenue is in business and unrestricted use, B area, class 1½ height districts, and that East 149th street and the site are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1950, acting on amendment to N.B. Applic. 428-50, reads:

"1. The proposed gasoline service station, auto washing, lubrication, office and sale of auto accessories, in a business use district, is contrary to Article II, Section 4(2)46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 208 feet frontage by 75 feet in depth, on which are located four three-story frame dwellings and a used car lot; that it is proposed to demolish the two buildings numbered 699 and 709 East 149th street, and to discontinue the used car lot use at 703 East 149th street and to construct a gasoline service station, automobile washing, lubrication, sale of auto accessories and office on the easterly portion of the lot, with a frontage of 158 feet and a depth of 75 feet, leaving the two buildings on the westerly portion, known as 691 and 693 East 149th street; that it is further proposed to erect a new building 57 feet 6 inches front by 30 feet in depth, install eight 550-gallon gasoline tanks, 3 approved dispensing pumps, with 3 curb cuts on East 149th street, and one on Jackson avenue; and

WHEREAS, the applicant contends that the plot is presently zoned as a business use district, a class one and one-half height district and a B area district and that these designations have not been changed since July 25, 1916 and that no zoning amendment relating to this property is pending at the present time; that the premises consists of a rectangular plot constituting the entire frontage of the northerly side of East 149th street, from Trinity avenue and Jackson avenue, having a frontage of 208 feet and a depth of 75 feet, on which there exist four, three-story frame dilapidated buildings and a used car lot; that East 149th street is a principal traffic artery carrying a heavy volume of through traffic, which makes the subject premises particularly adaptable for development and use as a gasoline service station; that the character of the property in the neighborhood is such that there is no demand for the construction of additional retail stores, since existing retail stores are adequate; that a grant of this application would result in a substantial investment to improve the property which would be operated to yield a return to the owner and an increased real estate tax revenue to the City of New York, and that it also would be harmonious with the character of the area; that it is proposed to discontinue the used car lot and to remove two dilapidated, three story, frame dwellings which are unoccupied (except parts of No. 699 used as an office and machine shop), and to substitute a a new building with borders of shrubbery, grass plots and fence; that the neighborhood property will not be adversely affected; that the one-story, brick factory and warehouse adjoining on the north (Block 2623, Lot 142) will have light and ventilation secured for its southerly windows; that the one-story, brick loft adjoining on the north (Block 2623, Lot 173) has no southerly windows, but may now provide them, and that the five-story, brick dwelling at the northeast will benefit by the substitution of a new, modern, one-story building; that one half of the block front across the street on the south side of East 149th street consists of a gasoline service station, and the rest of the block front consists of a motor vehicle repair shop, a used car lot and a three-story, frame building; that all of the property within the area of notification is located either in an unrestricted use district or a business use district; that the premises is on the fringe of an unrestricted use district where all of the proposed uses would be permitted a a matter of right, and that the future welfare of the neighborhood is protected by the proposed limitation of the gasoline station permit to a term of fifteen years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f thereof for a term of fifteen (15) years, to permit the premises to be occupied by a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received May 31, 1950" (5 sheets), *on condition* that all buildings and uses on the premises shall be removed and the plot shall be leveled substantially to the grade of East 149th street and that the premises shall be arranged substantially as indicated on such plans; that the accessory building shall be arranged substantially as indicated and for the uses as shown and shall comply in all respects with the requirements of the Building Code; that the front and two ends of the building shall be faced with face brick instead of enamelled steel; that the pumps shall be not nearer than 10 feet from their bases to the street building line; that the number of gasoline storage tanks shall be restricted to eight 550 gallon tanks; that planting shall be maintained with curbing as indicated; that on the side and rear lot lines there shall be constructed a masonry wall not less than 5 ft. 6 in. in height, except where there are adjoining buildings on the lot lines; that curb cuts shall be restricted to three to East 149th street and one to Jackson avenue, each 30 feet in width; that at the intersection within the building line of East 149th street and Jackson avenue there shall be constructed and maintained a block of concrete extending for a distance of 5 feet from the intersection within the building line and to a height of not less than 12 inches; that such block of concrete may be segmental in shape; that sidewalks and curbing adjoining the premises shall be reconstructed or repaired to the satisfaction of the borough president; that no curb cut shall be nearer than 5 feet to any lot line as prolongated; that where not occupied by accessory building, pumps and planting, the balance of the premises shall be paved with concrete or bituminous paving; that signs shall be restricted to a permanent sign attached to the facade of the building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the plot near the intersection of East 149th street and Jackson avenue of a post standard to support a sign which may be illuminated, advertising only the brand of gasoline on sale, permitting such sign to extend for a distance of not over 4 feet beyond the building line; that the accessory uses may include auto washing, lubritorium, office and sale of auto accessories as proposed; that such portable fire-fighting appliances shall be installed as the fire commissioner may direct; that before plans are filed with the borough superintendent, working drawings in accordance with the terms of this resolution shall be submitted to the Board, within six (6) months from the date of this resolution; that all permits required shall be obtained and all work completed within one (1) year from the date of approval of such plans.

414-50-BZ

APPLICANT—Joseph Schafran, for Jengus Realty Corp., owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—114-07, 114-09 and 114-11 Queens boulevard, east side, 60 ft. south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.
For Opposition: Paul Butkereit and Madeline Coufal.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (414-50-BZ)

WHEREAS, Joseph Schafran for Jengus Realty Corp., owner, filed June 14, 1950 an application under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a building using more than the area permitted, affecting premises 114-07, 114-09 and 114-11 Queens boulevard, east side, 60 feet south of 76th road (Block 2266, Lot 85), Forest Hills, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin, and laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 76th road is in residence and retail use, that Queens boulevard and the site are in retail use, and that all are in D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 12, 1950, acting on N.B. Applic. 5039-50, reads:

> " 1. Occupying more than 55% of the area of a lot in a "D" area district is contrary to Art. IV, Sect. 14(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a building 60 feet front by 85 feet, one story, 13 feet 3 inches in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the area of the plot is 6063 sq. ft., that the allowable building area is 3334.65 sq. ft., and that the proposed building is therefore only 1810.9 sq. ft. in excess; that a rear yard of 15 ft. in depth will be maintained as required by the zoning resolution and the remainder of the open area required could be maintained at the front of the plot to no advantage to the property owners adjoining to the rear; that it is a hardship for the owner to construct this building in strict accordance with the zoning resolution as all modern stores already built in this neighborhood and those contemplated are planned for at least the depth requested by this owner due to the need for stock space at the rear of the store in addition to the heavy dead storage in the cellars; that in addition, the present assessed value of the land and cost of present day construction demands a rental that only the proper depth stores make possible to receive in order to make the project economically sound; that the lots immediately adjoining to the rear have private garages built to their rear lot lines, so that the proposed 15 feet deep rear yard is a better condition for light and ventilation for these owners and the block in general than they themselves have provided; that the use, height and area designations have been changed since July 25, 1916, as follows: use, from business to retail February 5, 1940; area, from C to D February 5, 1940, and height, from 1¼ to 1 May 1, 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof, to permit the extension of the proposed building substantially as proposed and as indicated on plans filed with this application marked "Received June 14, 1950," three sheets, and marked "Received July 18, 1950," one sheet, *on condition* that the rear yard shall be not less than 15 ft. in depth and shall be paved and drained; that suitable fences shall be maintained on the rear and side lot lines and if any retaining wall is required on the rear line, a suitable wall shall be constructed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

486-50-BZ

APPLICANT—Robert Gottlieb, for Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of plot and in existing shed, for a period of three years.

PREMISES AFFECTED—414-420 East 157th street, south side, 121 ft. east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (486-50-BZ)

WHEREAS, Robert Gottlieb for Estate of Mary A. McBride, Daniel E. McBride and Rose E. McBride, owners, filed June 28, 1950 an application under Section 7h of the zoning resolution to permit in a residence use district, the parking and storage of motor vehicles on the unbuilt upon portion of the plot and in the existing shed, for a period of three years, affecting premises 414 to 420 East 157th street, south side, 121 feet east of Melrose avenue (Block 2378, Lots 13 and 15), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on October 17, 1950, after due notice by publication in the Bulletin, and laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Melrose avenue is in a retail use district, East 157th street is in residence and retail use districts, the site is in a residence use district and that all are classified as B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 13, 1950, acting on amendment to Alt. Applic. 416-50, reads:

> "1. In a Residence District, the proposed Auto Parking and Storage in Shed at 414 East 157th Street, is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 172 feet in depth (irregular), on which is located a two-story and basement private residence, a brick one-car garage, a one-story stone storage building and a 50 ft. by 50 ft. wood storage shed, metal covered on the outside, and the vacant portion 50 feet by 118 feet in depth; that it is proposed to use the vacant portion of the plot and the shed for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the residence was built in 1899 (N.B. 1892-99), the open shed Appl. 611-06 was erected in 1906 for storage of charcoal, the stone storage building N.B. 696-06; that the premises had been continuously used for the business of charcoal storage and delivery by Mr. McBride, until his death about eight years ago and that recently the premises have illegally been maintained for parking of cars in the shed and on the vacant lot (Viol. Z-48-49); that there is a demand and a necessity for off the street parking in this vicinity and that the character of the neighborhood will not be materially changed by this proposed use; that the main portion of the lot has been used for business for nearly 50 years and the proposed use is no worse than the original use; that as the neighborhood is old, there is no possibility of erecting new apartments on these properties, and as the owner needs income to meet the tax payments, this variance is respectfully requested for a term of several years; and

WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of two (2) years from the date of this resolution, to permit the premises to be occupied for the parking and storage of motor vehicles of the pleasure-car type, substantially as proposed and as indicated on plans filed with this application, marked "Received June 28, 1950" (1 sheet), "August 7, 1950" (2 sheets), *on condition* that the frame sheds at the rear of the premises shall be entirely removed with no buildings left on the plot except the existing two-story frame residence, one story storage building and one-story one-car garage adjoining the building line; that the premises where not already paved and where parking is proposed shall be generally leveled and covered with steam cinders or clean gravel and treated with a binder; that on the interior and rear lot lines where walls or substantial fences do not already exist, fences of the woven wire type shall be constructed and maintained; that the wooden fence and gates across the front of the property may be maintained; that the existing curb cuts for which permits are outstanding may be continued; that no sign shall be erected on the premises, except there may be a neat sign at each gate, advertising the use and the rates charged, provided the sign does not extend beyond the building line; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

512-50-BZ

APPLICANT—William Farrell, for Rocco Ruoti, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of an additional building on lot using more than the area permitted.

PREMISES AFFECTED—228 Avenue U, south side, 131 ft. 4⅜ in. west of Van Sicklen street (Block 7122, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony T. Nappi.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (512-50-BZ)

WHEREAS, William Farrell, for Rocco Ruoti, owner, filed July 7, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a business use, D area district, the erection of an additional building on a lot using more than the area permitted, affecting premises 228 Avenue U, south side, 131 feet, 4⅜ths inches west of Van Siclen avenue (Block 7122, Lot 10), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the Bulletin, and laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Van Siclen street is in residence and business use, D area, class 1 height districts, and that Avenue U and the site are in a business use area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 30, 1950 acting on amendment to N.B. Applic. 356-49, reads:

> "1. The area of the proposed building exceeds that permitted in a "D" area district by the Zoning Resolution, Article 4, Section 14."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 100 feet in depth; that it is proposed to erect a building on the westerly half of the lot 30 feet front by 100 feet in depth, one story, 13 feet 8 inches in height, of class 3 construction, to be used as a retail food market; that the building is completed except for the rear wall; and

WHEREAS, the applicant contends that the lot has an area of 6,000 square feet; that the proposed building covers an area of 3,000 square feet, making a total occupied area of 1,650 square feet; that the allowable building area within this zone is 3,858 square feet, and that the occupied area will be 1,350 square feet in excess of the allowable area; that lots 13 and 8, which are contiguous with the property in question to the east and west, are presently improved with buildings built to a depth of 98 ft. 6 in. and 96 ft. respectively, both of these buildings are built to the applicant's lot lines and have no windows facing the applicant's property; that the lot immediately adjoining to the rear of the proposed building (lot 86) has a private garage built near the rear lot line which is the same height as proposed building; that lots 1, 3 and 5 on the same block are built up with stores occupying 100% of the lots; and

WHEREAS, the premises and surrounding area were inspected by the committee of the Board; and

WHEREAS, the applicant has amended his application and has had the premises divided into two lots and the proposed building which is now partly erected is now on lot 10; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Apeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area, to permit the building already erected to be extended in length on lot 10, as passed upon by the borough superintendent under revised decision dated October 30, 1950, substantially as proposed and as indicated on plans filed with this application, one plan marked "Received July 7, 1950," one plan marked "Received September 5, 1950," plans marked "Received October 30, 1950" (2 sheets) and revised plan showing subdivision of premises into two lots, 10 and 12, marked "Received November 13, 1950" *on condition* that there shall be no windows in the rear of proposed building opening on the adjoining premises; that the building shall not exceed one story in height; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

514-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Samuel J. Blank, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—187-197 Troy avenue and 1241-1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Samuel J. Blank.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (514-50-BZ)

WHEREAS, Lama, Proskauer and Prober for Samuel J. Blank, owner, filed July 7, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (stores), affecting premises 187 to 197 Troy avenue and 1241 to 1253 Park place, northeast corner (Block 1365, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on October 3, 1950, after due notice by publication in the Bulletin, and laid over to November 14, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Park place is in local retail and residence use, C area, class 1 height districts, and that Troy avenue and the site are in a residence use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1950, acting on N.B. Applic. 703-50, reads:

"1. Business use in a residential use district is contrary to Art. II, Sect. 3, zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 feet frontage by 115 feet in depth (irregular), presently vacant; that it is proposed to erect a building 65 feet front by 100 feet in depth (irregular), one story, 13 feet 2 inches in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the use district maps accompanying the building zone resolution show that the property is zoned as a residence use district, a class 1 height district and a C area district; that as of July 25, 1916 the portion of the property within 100 feet of Troy avenue was in a business zone and the balance was in a residential zone and was changed to its present residence district designation on March 7, 1949; that the premises are presently vacant and it is the intention of the owner to erect a one-story modern store building of class 3 construction; that the building will be of brick and have a frontage of 65 feet on Troy avenue and 100 feet on Park place; that a truck unloading area will be maintained facing Troy avenue and that this will serve to keep deliveries off the street and thereby reduce traffic in this area; that a landscaped area will be maintained at the northerly lot line and also at the easterly lot line, thereby assuring all adjoining properties of additional light and ventilation and also act as a buffer between the proposed stores and the dwelling on Lot 85, Block 1365; that Lot No. 8 in the same block and adjoining to the north is occupied by a one-story factory which is a non-conforming use; that the southeast corner and the southwest corner of Park place and Troy avenue are in a local retail district and are developed with stores, and that as the stores face the site in question on two corners and as a factory adjoins the site to the north, it would be impossible to develop the site with a conforming use; that this property has been owned by the same owner since 1947, when he could have erected stores, and that the high assessed value of the land and the erection of the housing project across the street have created a demand for stores; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution as to use and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is entitled to relief as to area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e as to use and section 21 as to extension of area, to permit the construction of the one story and cellar commercial building, substantially as proposed and as indicated on plans filed with this application, marked "Received July 7, 1950" (4 sheets), *on condition* that an offstreet loading space shall be provided as proposed and as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that planting areas shall be maintained with suitable planting, as indicated; that on the side lot lines where walls of adjoining buildings do not occur there shall be erected suitable fences constructed of incombustible materials; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEAL FROM ADMINISTRATIVE DECISIONS

569-50-A

APPLICANT—Lama, Proskauer and Prober, for Vito Santoro, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1818-1820 Bleeker street, east side, 155 ft. north of Seneca avenue (Block 3435, Lots 21 and 22), Ridgewood, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Vito Santoro.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn in view of the action taken by the Board this day, under Cal. No. 780-45-BZ, Vol. II.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING
TUESDAY AFTERNOON, NOVEMBER 14, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

709-49-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings.
OWNER OF PREMISES—Windsor Plumbing and Supply Co., Inc.
LESSEE—Louis Garofalo.
SUBJECT—Application for revocation of Certificate of Occupancy 115482, dated October 21, 1946.
PREMISES AFFECTED—3916-3924 15th avenue and 1473-1483 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.
APPEARANCES—
For Applicant: J. A. Lipschitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted; Certificate of Occupancy 115482 revoked.

THE VOTE TO REVOKE CERTIFICATE OF OCCUPANCY 115482—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (709-49-A)

WHEREAS, Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn, filed October 10, 1949 an application for revocation of Certificate of Occupancy 115482 affecting premises 3916 to 3924 15th avenue and 1475 to 1483 40th street, northeast corner (Block 5346, Lot 44), Borough of Brooklyn, which premises are owned by the Windsor Plumbing and Supply Company, Inc., and under lease to Louis Garofalo; and

WHEREAS, the applicant has filed with the Board a certificate of the City Register, County of Kings, certifying that the last recorded conveyance of the premises in question was June 6, 1945 to Windsor Plumbing and Supply Company, Inc., 3920 15th avenue, Brooklyn, and is recorded in Liber 6719, page 323; and

WHEREAS, this last recorded owner has been notified by the Board of the public hearing on this application; and

WHEREAS, the borough superintendent states that the premises consist of a building two stories, 23 ft. 8 in. in height, 75 ft. 2⅛ in. by 90 ft. in area at 1st floor, 32 ft. 11⅛ in. by 59 ft. 6 in. in area at 2nd floor, of class 3 construction, erected in 1925, located on a lot 75 ft. 2⅛ in. by 50 ft. 10 in. and 14 ft. 2 in. in area, in a business use C area, class 1 height district, used and occupied since 1946 as follows: cellar—storage; 1st floor plumbing supply warehouse—5 persons; 2nd floor—dress manufacturing—30 persons; and

WHEREAS, Violation 2032-49 issued by the borough superintendent May 25, 1949 is for occupying the 2nd floor for light manufacturing (needle trades) with 25 employees, contrary to C.O. 115482 which calls for light manufacturing (assembling radios)—10 persons; and

WHEREAS, Violation 3856-49 issued by the borough superintendent October 5, 1949 was for using the building contrary to Section 270 of the Labor Law in that the building is not provided with exits in accoradnce with Section 270 of the Labor Law; and

WHEREAS, the applicant contends that it seeks to revoke C.O. 115482 dated October 21, 1946 issued on Alt. Applic. 3483-45 on the grounds that it was improperly issued in that it is defective in the following respects: Alt. 3483-45 was approved as a plumbing supply warehouse and billiard parlor and not for manufacturing; that the exits under Alt. 3483-45 were not examined for compliance with Section 270 of the Labor Law; that such exits do not comply with Section 270 of the Labor Law; that a liveload of 120 lbs. per sq. ft. is required for factory work under section C26-345.0 of the Administrative Code and not 100 lbs. per sq. ft. as specified for the second floor in C.O. 115482; and

WHEREAS, the applicant further contends that review of Alt. 3483-45 and plans filed with building permit 13794-24 reveal that the construction for the second floor cannot safely sustain a liveload of 120 lbs.; that the exits do not comply with section 270 of the Labor Law for buildings erected after October 1, 1913; that the 2nd floor cannot safely sustain a liveload of 100 lbs. per sq. ft.; that an inspection of the premises made September 19, 1949 shows that the 2nd floor is used for dress manufacturing—30 persons, and the exits from the 2nd floor do not comply with section 270 of the Labor Law in that two fireproof enclosed stairways are required instead of one stairway partly enclosed in fire-retarded partitions; that there is no access to the roof and toilet facilities fail to comply with the Industrial Code; that for these reasons C.O. 115482 should be revoked; and

WHEREAS, C.O. 115482 issued October 21, 1946 to supersede C.O. 114830 describes the building as of brick construction, having an occupancy classification of light manufacturing and permits the following use and occupancy: cellar—ordinary use; 1st floor—plumbing supply warehouse—5 persons—120 lbs. liveload; 2nd floor—light manufacturing—assembling radios—10 persons, 100 lbs. liveload; and

WHEREAS, C.O. 114830 issued July 23, 1946 upon completion of work under Alt. Applic. 3483-45 describes the building as having an occupancy classification as billiard parlor, etc. and permits the following use and occupancy: cellar—ordinary; 1st floor—plumbing supply warehouse—5 persons, 120 lbs. liveload; 2nd floor—billiard parlor—25 persons, 100 lbs. liveload; and

WHEREAS, C.O. 31723 issued February 6, 1925 upon completion of work under Permit 13794-24 describes the premises 3914-3924 15th avenue, northwest corner of 40th street as four stores and public market; and

WHEREAS, the Board has notified the lessee of the premises of this hearing by regular mail under date of May 9, 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the appeal be and it hereby is *granted* and that Certificate of Occupancy 115482 be and it hereby is *revoked.* (See Cal. No. 518-50-A).

225-50-A

APPLICANT—Henry George Greene, for Broadmoor Realty Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (225-50-A)

WHEREAS, Henry George Greene, for Broadmoor Realty Corp., owner, filed March 21, 1950 an appeal from a decision of the borough superintendent, affecting premises 27 East 21st street, north side, 208 ft. 9 in. east of Fifth avenue (Block 850, Lot 22), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated March 8, 1950 acting on amendment to Alt. Applic. 2087-49 reads:

> "2. Repeat—Provide legal means of egress as required by Section 271 of the Labor Law. Fire escape not acceptable."

and

WHEREAS, the applicant states that the building is ten stories, 132 ft. in height, 25 ft. by 95 ft. in area at 1st floor, 25 ft. by 91 ft. in area at typical floor, of fireproof construction, erected in 1902, located on a lot 25 ft. by 98 ft. 9 in. in area, in an unrestricted use B area class 2 height district, used and occupied since 1902 as follows: cellar—storage and boiler room; 1st floor—store and manufacturing upholstery fabrics—20 persons; 2nd floor—polishing brass ware—20 persons; 3rd floor—dress manufacturing and office—20 persons; 4th floor—printing—20 persons; 5th floor—printing—20 persons; 6th floor—cigar manufacturing—20 persons; 7th floor—pottery manufacturing—20 persons; 8th floor—printing—20 persons; 9th floor—photographic studio—20 persons; 10th floor—manufacturing plastic aprons—20 persons; that no change in use or occupancy is now proposed; that the building is equipped with an approved standpipe system and an approved interior fire alarm system; that there is one 3 ft. wide steel stairs, fireproof enclosed, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street, and one fire escape on the rear extending to roof by stair with

egress from its lower termination to street through store on first floor; that window and door openings on the course of the fire escape are fireproof self-closing; that adjoining buildings on the north and east are 55 ft. and 60 ft. in height and on the west 142 ft. in height; and

WHEREAS, Violation 2391-49 was issued as the secondary means of egress consisting of a fire escape would not be accepted as a legal egress for a factory over five stories in height; and

WHEREAS, the applicant contends that the occupancy of each floor is light and will never exceed the capacity of the primary means of egress; that no materials of a combustible nature are manufactured nor will any such manufacturing be placed in the building; that compliance with the requirements of the Labor Law as amended requiring an additional stairway, would create a hardship on the owners without effecting any increase in safety.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 2087-49, Obj. 2, and that the application be and it hereby is *granted* to permit continuance of the exits substantially as passed on by the Board under Cal. 1836-17-S, and as modified by proposal now made and as shown on plans filed with this appeal marked "Received March 21, 1950" (6 sheets) and "October 6, 1950" (1 sheet), *on condition* that all such conditions shall be maintained, as well as the exit from the foot of the fire escape at the rear yard through the adjoining premises facing on East 22nd street, as proposed and as indicated on such plan marked "Received October 6, 1950"; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the standpipe system, approved interior fire alarm system and fire drills shall be maintained; that the number of occupants per floor shall be limited to the capacity of the primary means of exit.

505-50-A

APPLICANT—A. F. Winter, for Hildo, Inc., owner (F. W. Woolworth Co., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—15-15 to 15-19 122nd street, east side, 75 ft. north of 18th avenue (Block 4084, Lots 8 and 10), College Point, Borough of Queens.

APPEARANCES—
For Applicant: Chester E. Arthus.
For Administration: Thomas A. Larkin, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (505-50-A)

WHEREAS, A. F. Winter for Hildo, Inc., owner (F. W. Woolworth Co., lessee) filed June 30, 1950 an appeal from an order and decision of the fire commissioner, affecting premises 15-15 to 15-19 122nd street, east side, 75 ft. north of 18th avenue (cellar); (Block 4084, Lots 8 and 10), College Point, Borough of Queens; and

WHEREAS, Order 27635-LF issued by the fire commissioner April 28, 1950 reads:

"1. Install an approved automatic wet sprinkler system throughout cellar arranged and equipped as per Article 16, Chapter 26 Administrative Code. Sec. C19-161.0 Adm. Code."

and

WHEREAS, the decision of the fire commissioner dated June 5, 1950 reads:

"Your letter of May 29, 1950 requesting that Order No. 27635-LF be reissued has been received. Your request is denied for the reason that it is not the policy of this department to reissue violation notices."

and

WHEREAS, the applicant states that the building is one story and penthouse, 25 ft. in height, 75 ft. by 100 ft. in area, of class 3 construction, erected in 1929, located on a lot 75 ft. by 100 ft. in area, in an unrestricted and business use C area, class 1 height district, used and occupied since July 1929 as follows: cellar—merchandise, storage of paper and boiler room—1 person; 1st floor—retail stores—25 persons; penthouse—girls' toilet room—no persons; that the occupancy of the first floor is proposed to be reduced to 15 persons; there are three interior 3 ft. 8 in. wide wood stairs, enclosed in 4 in. t.c., equipped with fireproof self-closing doors, one of which stairs leads to roof bulkhead; and

WHEREAS, the applicant states that the portion of the cellar in question occupied by Woolworth is provided with a sidewalk freight elevator with a pair of sidewalk doors, as indicated by "A" on plans filed with this appeal; that the boiler room and coal room are fireproof enclosed rooms with ¾ in. cement plaster ceiling on metal lath and provided with self-closing fireproof doors; that room marked C on plans is a room enclosed with fireproof partitions provided with ¾ in. cement plaster ceiling on wire lath and equipped with self-closing fireproof doors and used for the storage of baled paper; that area marked D on plans is used for the receiving of merchandise; that area marked E on plans is used for the storage of merchandise in stock bins after it is received; that there are two fireproof enclosed stairways from basement to first floor marked F on plans; that the basement ceiling is covered with plaster board and struck joints; that the basement area is used for stock purposes only and is not open to the public; and

WHEREAS, the applicant contends that there are three 5 ft. wide store entrances leading directly to the street at 1st floor; that the cellar floor is concrete; that all cellar partitions are fireproof and the first floor ceiling is covered with metal; that the cellar is provided with 36 fire pails and the 1st floor with 12 fire pails and two fire extinguishers; that there are two fire pails in the penthouse; that merchandise carried in this store is common to this type of occupancy and no celluloid merchandise is stocked; that all aisles are 3 ft. wide and wider and are kept clear; that the main office of the lessee continually supervises the housekeeping conditions; that there never has been a fire at this store; that the employees are instructed as to the proper use and location of portable fire extinguishing equipment; that it is proposed to maintain the present portable fire-fighting appliances and to add such fire fighting appliances as the fire commissioner may direct; and

WHEREAS, no certificate of occupancy has been issued for this building; and

WHEREAS, Order 27634-LF issued by the fire commissioner April 28, 1950 requiring that the doors to the baling room be made self-closing in the cellar and that dumbwaiter doors be made self-closing on the first and cellar stories was dismissed June 2, 1950; and

WHEREAS, report of Company Commander dated January 19, 1950 stated that the contents of the cellar are general retail merchandise, plastic toys, housewares, ready mixed paints, insecticides, waxes, varnishes and novelties and recommended the installation of a sprinkler system due to the nature of the contents stored in the cellar; and

WHEREAS, report of Fire Prevention inspector dated February 2, 1950 contained in Fire Dept. folder 55583.01 states that the stock is too high in the cellar and recommended the installation of an automatic wet sprinkller system in the cellar.

Resolved, that the decision of the fire commissioner acting on Order 27635-IF, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be installed throughout the cellar a wet sprinkler system fed from a house main not less than 2½ in. in diameter connected to the 8 in. water

main in the street; that the spacing of heads may be increased 25%; that the water flow alarm may be omitted; that all parts of the cellar shall be sprinklered except within the boiler room; that there may be installed in connection with such sprinkler system a single inlet installed on the 122nd street front of the building and not less than 18 in. above sidewalk; that in all other respects the requirements of the Code as to installation of a sprinkler system shall be complied with; that the heads may be pendant; that merchandise shall not be stacked within 8 in. of the sprinkler heads.

518-50-A

APPLICANT—Louis A. Bellini, for Windsor Plumbing Supply Co., Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn.
APPEARANCES—
For Applicant: Louis A. Bellini.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (518-50-A)

WHEREAS, Louis A. Bellini, for Windsor Plumbing Supply Company, Inc., owner, Louis Garofalo, lessee, filed July 7, 1950, an appeal from a decision of the borough superintendent, affecting premises 3916-3924 15th avenue and 1475 40th street, northwest corner (Block 5346, Lot 44), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated July 6, 1950, as to Alt. Applic. 2691-49, reads:

"2. Exits from 2nd fl. violate Sec. 270 Labor.
Note: Two approved fireproof stairs required.

3. Live load capacity of 2nd fl. is inadequate and violates Sec. C26-345.0."

and

WHEREAS, the applicant states the building is two stories, 24 ft. in height; 75 ft. 2⅛ in. by 90 ft. in area at 1st floor, 31 ft. by 60 ft. in area at 2nd floor, of class 3 construction; erected 1924, located on a lot 75 ft. 2⅛ in. by 100 ft. in area, in a business use, C area, class 1 height district; now used and occupied—cellar, ordinary use and furnace; 1st floor, plumbing supply store, 4 persons; 2nd floor, assembly of radios, 10 persons; proposed to be used and occupied—cellar, plumbing supply storage and furnace; 1st floor, plumbing supply store, 4 persons; 2nd floor, dress manufacturing, 32 persons; that the building is provided with one 3 ft. 8 in. wide wood stairs, enclosed in one hour partitions equipped with wood self-closing doors leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, Violation 3856 issued October 5, 1949, states that the building is not provided with exits in accordance with Sec. 270 of the Labor Law and orders the installation of two fireproof enclosed stairways and two exits remote from each other on each floor in compliance with Section 270 of the Labor Law; and

WHEREAS, Certificate of Occupancy 115482, issued October 21, 1946, upon completion of work under Alt. 3843-45, permits the present use and occupancy; and

WHEREAS, the applicant contends as to Objection 2, issued by the borough superintendent, that the existing 3 ft. 8 in. wide stairs are enclosed in one hour fire retarded partitions and lead direct from 2nd floor to street and all doors thereto will be made to swing in the direction of exit; that these stairs are now equipped with exit signs; that although there is now a second means of egress from the 2nd story factory portion to the roof of the same building, it is proposed to install an outside counterbalanced fire escape complying with Section 273 of the Labor Law; that the working area on the 2nd floor is 1682 sq. ft., which is considered small and can accommodate 32 workers; and contends as to Objection 3, that the 100 lb. live load as previously approved should be accepted in view of the fact that the factory work on the 2nd floor consists of manufacturing dresses with two banks of sewing machines which weigh 3760 lbs. distributed over an area of 188 sq. ft.; that all other floor area is aisle space or working tables; that there are no heavy or pounding machines that would create any impact loading; that the latest issued certificate of occupancy permits light manufacturing for assembling radios; that in view of the fact that the change from radio assembly work to dress manufacturing and the provision of additional exit will constitute a safer, more rapid means of exit by the workers, it is requested that the Board give a favorable decision in view of the fact that the premises have now been occupied for dress manufacturing for the past two years and no accident to workers has occurred; and

WHEREAS, under Cal. 709-49-A, an application was filed for revocation of the existing certificate of occupancy on these premises (Revoked November 14, 1950); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 2691-49, Objections 2 and 3, and that the application be and it hereby is *granted on condition* that the existing primary means of exit leading directly to the street shall be maintained; that all doors leading thereto and at the street line shall be made to swing in the direction of exit; that the side walls of such stairway toward the west shall be protected with wire lath and plaster or plaster board; that as a second means of exit a fire escape as proposed and as shown on plans filed with this appeal marked "Received July 7, 1950" (three sheets), shall be constructed and maintained with a counterbalanced ladder to street; that the present floor loading may be permitted so long as the second floor is occupied as at present by the concern in the dress manufacturing business but not for other occupancy; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that a new certificate of occupancy shall be obtained.

570-50-A

APPLICANT—James E. Casale, for Murray Hill Hardware Company, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—694 Third avenue, west side, 63 ft. 10⅛ in. south of East 44th street (5th floor); (Block 1298, Lot 37), Borough of Manhattan.
APPEARANCES—
For Applicant: James E. Casale.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (570-50-A)

WHEREAS, James E. Casale, for Murray Hill Hardware Company, owner, filed July 27, 1950, an appeal from a decision of the borough superintendent, affecting premises 694 Third avenue, west side, 63 ft. 10⅛ in. south of East

44th street (5th floor); (Block 1298, Lot 37), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 28, 1950, acting on Alt. Applic. 386/50, reads:

"1. Class III commercial building in excess of 4 stories and 50' in height contrary to Sec. 4.2.1 B.C."

and

WHEREAS, the applicant states the buillding is 5 stories, 52 ft. in height, 21 ft. 10⅛ in. by 55 ft. in area, class 3 construction, erected in 1890, now located in a business use, B area, class 1½ height district, used and occupied since April 1890: Cellar, storage; 1st floor—restaurant; 2nd, 3rd, 4th and 5th floor—tenement; vacant; that the building is provided with one 3 ft. wide stairs of steel with cement treads, enclosed in stud and wire lath and portland cement mortar, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street: and

WHEREAS, the applicant contends that the building will be occupied on the lower three floors by the owner as a salesroom and storage space; that it is proposed to rent the upper two floors for offices with a low occupancy but under the Building Department regulations the use of the 5th floor is not permitted; that it is requested that the owner be permitted to use the entire building on the following grounds: a new steel and concrete stair enclosed with wire lath and Portland cement mortar and having fireproof self-closing doors on all floors has been installed from the roof to the street; and as the building is only 55 ft. deep and the stair is located in the center of the building, the maximum distance of travel to the stair would be 27 ft.; that it is therefore requested that the Board grant permission to use the fifth floor as well as the other floors of the building; and

WHEREAS, examination of Alt. Applic. 386/50 indicates that on March 30, 1950, the use of this building was as follows: Cellar—boilerroom and storage; 1st floor—retail store; 2nd floor—office and storage; 3rd floor, office; 4th floor—office; 5th floor—vacant, which use was approved by the borough superintendent and that amendment filed May 24, 1950, requesting permission to occupy the 5th floor for use as offices was denied by the decision of the borough superintendent, which is herein appealed.

Resolved, that the decision of the borough superintendent dated June 28, 1950 acting on Alt. Applic. 386-50, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the use and occupancy of the fifth floor as proposed and as indicated on plans filed with this appeal marked "Received July 27, 1950" (six sheets), *on condition* that the building shall not be increased in height; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

624-50-A

APPLICANT—R. H. Macy and Company, Incorporated, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—1317-29 Broadway, 441-459 7th avenue, 105-171 West 34th street and 112-166 West 35th street, block bounded by 34th and 35th streets, Broadway and 7th avenue (19th floor); (Block 810, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Richard G. Belcher and A. A. Mersack.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (624-50-A)

WHEREAS, R. H. Macy and Company, Incorporated, owner, filed August 7, 1950, an appeal from an order of the fire commissioner, affecting premises 1317-29 Broadway, 441-459 7th avenue, 105-171 West 34th street, 112-166 West 35th street, block bounded by 34th and 35th streets, Broadway and 7th avenue (19th floor); (Block 810, Lot 1), Borough of Manhattan; and

WHEREAS, the order of the fire commissioner, No. 79468-LC, issued by the fire commissioner July 18, 1950, reads:

"With reference to your application dated recently for a permit to conduct spraying at above location, it is regretted that this Department is without power to grant such a permit for the reason:
Board of Standards and Appeals Rule 1.3.2.—No spraying with inflammable paints, varnishes, etc., is permitted in the premises used as a place of public assembly.

YOU ARE THEREFORE HEREBY ORDERED AND REQUIRED TO:

1. Discontinue use of spray booth and equipment."

and

WHEREAS, the applicant states the building is 19 stories and pent house, 294 ft. in height, except the east building which is 10 stories and pent house, 166 ft. in height; that the buildings have a combined area of 732 ft. by 197 ft. and were erected in 1902, 1924, 1929 and 1931, are of fireproof construction, located in a restricted retail use, B area, class 2 height district and used and occupied since their erection as follows: cellar, service, 300 persons; basement, department store, 2600 persons; 1st story, department store, 5100 persons; mezzanine, department store, 5400 persons; 2nd to 10th floors, department store, 5100 persons each floor; 11th to 19th stories, department store, 1300 persons each floor; pent house, department store, 5 persons; that is now proposed to be used without change and occupied as follows: cellar, basement, 1st floor, mezzanine, 2nd to 18th floors, no change; 19th floor, department store, 300 persons; pent house, department store, 5 persons; that the building is equipped with an approved standpipe system, approved one source srinkler system throughout; that approved interior fire alarm system and regular monthly fire drills are maintained; that there are 10 interior steel stairs and one fire tower, all masonry enclosed, equipped with metal self-closing doors and all having a minimum width of 4 ft.; that stairs lead from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 19040 was issued July 19, 1933, upon completion of work under Alt. Applic. 1006-30 and permits the present use and occupancy; and

WHEREAS, B.N. 337-50, filed to legalize existing lacquer storage room and spray booth was approved by the borough superintendent March 3, 1950; and

WHEREAS, the applicant contends that it maintains the paint spray booth and spraying equipment on the 19th floor; that on or about October 31, 1949, application was made with the Fire Department for permit to use and store paint on said 19th floor and that the operation of the paint spray equipment and storage of paints is necessary for the operation of the applicant's business as it is essential that from time to time signs, equipment and fixtures be painted on the premises; that the borough superintendent on March 3, 1950, approved the construction work and changes made in the lacquer storage room and spray booth on the 19th floor; that to be required to curtail the use of the spraying equipment as permitted by the borough superintendent would interfere with the applicant's business operations.

Resolved, that the order of the fire commissioner, acting on Order 79468-LC, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the spraying substantially as proposed and as indicated on plans filed with this appeal marked "Received November 9, 1950" (3 sheets), *on condition* that the sprinkler system shall be maintained in accordance with the requirements therefor;

that there shall be no openings that are not protected with fireproof self-closing doors to any other type of occupancy on this portion of the 19th floor; that in all other respects the requirements of all laws for the storage of paint and spraying equipment shall be complied with; that the vent from the spray booth shall be extended through and above the roof with a revolving head as proposed and shown.

664-50-A

APPLICANT—Moritz Simon, for Attroy Realty Corp., owner (United Brass Works, Inc., lessee).
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1589-1597 (1587-1597 displayed) Atlantic avenue, and 45-55 Troy avenue, northeast corner (2nd floor); (Block 1706, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Moritz Simon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (664-50-A)

WHEREAS, Moritz Simon for Attroy Realty Corporation, owner (United Brass Works, Inc., lessee) filed August 22, 1950 an appeal from a decision of the borough superintendent, affecting premises 1589-1597 (1587-1597 displayed) Atlantic avenue, and 45-55 Troy avenue, northeast corner (second floor); (Block 1706, Lot 1), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated August 14, 1950 acting on Alt. Applic. 3182-49 reads:

"1. Exits from 2nd floor to comply with sect. 270 Labor Law."

and

WHEREAS, the applicant states that the building is two stories, 29 ft. 8 in. in height, 100 ft. by 99 ft. 1 in. in area, of class 3 construction, erected in 1915, located on a lot 100 ft. by 99 ft. 1 in. in area, now in an unrestricted use, C area, class 1 height district, used and occupied since 1935 as follows: cellar—boiler room; 1st floor—motor vehicle repair shop and welding—15 persons; 2nd floor—motor vehicle painting—10 persons; proposed to be used and occupied upon completion of the alteration as follows: cellar—boiler room; 1st floor—machine shop and office—15 persons; 2nd floor—machine shop—10 persons; that the building is provided with one steel interior stairs, 4 ft. wide, enclosed in partitions of 8 in. brick and 4 in. terra cotta, equipped with fireproof self-closing doors, and leading from roof bulkhead direct to street, and one fire escape on the street front extending to street by counterbalanced stairs; and

WHEREAS, Exit Order 26-49 was issued January 5, 1950 for failure to maintain two means of exit remote from each other as required by the Labor Law; and

WHEREAS, the applicant contends that the borough superintendent is of the opinion that since the building was erected after 1913 it should comply with section 270 of the Labor Law; that the existing exits were previously accepted by the Department of Housing and Buildings; that in addition to the fire escape and the enclosed stairway, there is a concrete ramp leading from the second floor direct to the street which could be used for exit since its pitch has the allowable ratio; that the present owners purchased the building in 1948 after the customary searches had disclosed C.O. 75898 on file and no violation of record; that the owners have acted in good faith and are at a loss to understand the notice of an alleged violation at this time and consider the request of the borough superintendent to erect a new enclosed stairway as a second means of egress an undue hardship; and

WHEREAS, Certificate of Occupancy 75898 issued upon completion of work under Permit 5217-34 permits the present use and occupancy and describes the permissible liveload as 120 lbs. per sq. ft. on the first and second floors.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the borough superintendent acting on Alt. Applic. 3182-49, objection 1, and that the application be and it hereby is *granted* to permit the continuance of the primary and secondary means of exit as proposed and as indicated on plans filed with this application marked "Received August 22, 1950" (three sheets), *on condition* that the building shall not be increased in height or area; that the occupancy of the second floor shall be restricted to that permitted for the primary means of exit; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

516-50-A

APPLICANT—Burke, Morrison and Green, for Northcrest Gardens Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—150-21 to 150-61 78th road, northwest corner of 153rd street (Block 6710, Lots 3 to 23 inclusive), Flushing, Borough of Queens.
APPEARANCES—
For Applicant: John A. Galway.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn to comply.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

517-50-A

APPLICANT—Burke, Morrison and Green, for Northcrest Gardens Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—150-44 to 150-62 78th road, southwest corner of 153rd street (Block 6711, Lots 75 to 84, inclusive), Flushing, Borough of Queens.
APPEARANCES—
For Applicant: John A. Galway.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn to comply.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

699-50-A

APPLICANT—Queens Borough Gas and Electric Co., owner.
SUBJECT—Application for consideration re a decision of the commissioner of Marine and Aviation.
PREMISES AFFECTED—1121 Beach 24th street, west side, 450 ft. east of Mott avenue (Block 170, Lots 50, 59 and 64 and Block 171, Lot 50), Far Rockaway, Borough of Queens.
APPEARANCES—
For Applicant: Charles E. Elbert.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

242-50-A

APPLICANT—Alfred A. Tearle, for Hallpark Realty Inc., owner, (The Broadwarmoor Corporation, lessee).

SUBJECT—Appeal from an order and decision of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Tearle.
For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over to December 19, 1950, 2 P.M. at request of applicant.

284-50-A

APPLICANT—S. J. Glaberson, for Sarah James, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Gates avenue and 382 Grand avenue, northwest corner, (Block 1965, Lot 74), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, 2 P.M. to permit applicant to return to borough superintendent and obtain more complete examination as to compliance with Multiple Dwelling Law, relating to the right to convert this building to a converted dwelling in view of the fact that the building has been increased in bulk since its erection as a single family residence and was not used as a single family residence after its increase in bulk.

ZONING APPLICATIONS

1072-23-BZ

APPLICANT—Viola M. Smith, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution for a term of five years, to permit in a residence use district, the maintenance of a garage for the storage of five motor vehicles, four spaces rented to persons not residing on the premises.

PREMISES AFFECTED—41 Richmond street, east side, 322 ft. south of Jamaica avenue (Block 4103, Lot 8), Borough of Brooklyn.

APPEARANCES—
For Applicant: Viola M. Smith.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1072-23-BZ)

WHEREAS, this application, permitting in a residence use district, the maintenance of a garage for the storage of five motor vehicles, four spaces to be rented to persons not residing on the premises, affecting premises 41 Richmond street, east side, 322 ft. south of Jamaica avenue, (Block 4103, Lot 8), Borough of Brooklyn, was granted by the Board November 20, 1923, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted November 27, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 20, 1923 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7 subdivision e, for a term of five (5) years from the date of this *amended* resolution, to permit ... that other than as herein *amended,* the resolution adopted on November 20, 1923 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

319-32-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution re proposed changes—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution for a term of ten (10) years, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, car washing and lubritorium.

PREMISES AFFECTED—Northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx.

APPEARANCES—
For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (319-32-BZ—Vol. II)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business district, the erection and maintenance of a gasoline service station; affecting premises northwest corner of East Tremont avenue and Dewey avenue, Borough of the Bronx, was granted by the Board, November 4, 1932, on certain conditions, as Vol. 1; and

WHEREAS, this application under section 7f of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a gasoline service station, car washing and lubritorium for a term of 15 years (previously granted by the Board but never constructed), affecting premises northwest corner of East Tremont avenue and Dewey avenue (Block 5561, Lot 95), Borough of The Bronx was granted by the Board July 25, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 25, 1950 by adding thereto:

"that the general arrangement of the station may be substantially as proposed and as indicated on revised plans marked "Received October 31, 1950" *on condition* that the requirement that all working drawings shall be submitted for further consideration by the Board and for adoption of conditions within four (4) months from the date of this *amended* resolution shall be complied with; that all permits shall be obtained and all work completed within one (1) year after approval of working drawings (N.B. 382-50)."

MINUTES

619-41-BZ—Vol. II

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence and local retail use district, the extension in area of existing gasoline service station and the reconstruction of station and building to include lubritorium, auto laundry and motor vehicle repair shop.

PREMISES AFFECTED—218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens.

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (619-41-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the alteration of an existing gasoline service station and the erection of a new accessory building, affecting premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens, was granted by the Board December 16, 1941 as Vol. I, on certain conditions; and

WHEREAS, the resolution was amended January 20, 1948; and

WHEREAS, time to obtain permits and complete the work, was extended from time to time and last extended January 31, 1950; and

WHEREAS, this application under sections 7c and 7e of the zoning resolution, to permit in residence and local retail use districts, the extension in area of existing gasoline service station and the reconstruction of station and building to include lubritorium, auto laundry and the addition of a motor vehicle repair shop, affecting premises 218-02 Hillside avenue and 88-01 218th street, southeast corner (Block 10678, Lot 1), Queens Village, Borough of Queens was amended, as Vol. II, July 25, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 16, 1941 as *amended* by resolution adopted July 25, 1950 by adding thereto:

"that the size of the plot may be reduced to its former size as previously approved and as indicated on revised plans marked "Received July 24, 1950," (three sheets), with a frontage of 81.32 ft. on Hillside avenue and 99.01 ft. on 218th street; that as indicated on such plans there may be three (3) gasoline pumps and eight (8) 550 gallon tanks; that such pumps shall be located 12 ft. back as thereon indicated; that the wall as heretofore required in the resolution adopted by the Board shall be constructed with steel pickets and not wood pickets as now proposed; that the accessory use of repairing may be permitted under section 7, subdivision i, provided such repairing is done entirely within the accessory building and with hand tools only (N.B. 3066-41)."

777-46-BZ

APPLICANT—Paul Friedman, for Errera Bros., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, to permit in a local retail use district, the manufacturing of wearing apparel for a stated term of years.

PREMISES AFFECTED—62 Tompkins avenue, west side, 75 ft. north of Floyd street (Block 1739, Lot 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (777-46-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a local retail use district the manufacturing of wearing apparel for a stated term of years, affecting premises 62 Tompkins avenue, west side, 75 ft. north of Floyd street (Block 1739, Lot 42), Borough of Brooklyn, was granted by the Board December 10, 1946, on certain conditions; and

WHEREAS, the term of variance was extended December 7, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 10, 1946 as *amended* by resolution adopted by the Board on December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

" . . . *granted* under section 7 subdivision e, for a term of five (5) years from the date of this *amended* resolution, to permit the use as proposed . . . that other than as herein *amended,* the resolution adopted on December 10, 1946 shall be complied with in all respects; and that a new certificate of occupancy shall be obtained. (Alt. 2362-46)."

372-47-BZ

APPLICANT—Edward R. Kane, for Stadium Holding Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete (expired July 8, 1948) re Application (decision of the borough superintendent) previously granted on condition under section 7a of the zoning resolution, to permit in a residence use district, the extension of existing building.

PREMISES AFFECTED—Northeast corner of Schurz avenue and Davis avenue (Block 5606, part of Lot 25), Borough of The Bronx.

APPEARANCES—
For Applicant: Blanche Roman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (372-47-BZ)

WHEREAS, this application under section 7a of the zoning resolution, to permit in a residence use district, the extension of existing building affecting premises Northeast corner of Schurz avenue and Davis avenue, (Block 5606, part of Lot 25), Borough of The Bronx was granted by the Board July 8, 1947, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 8, 1947 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the owner's representative that the work has been substantially completed, all work shall be completed within one (1) year from the date of this *amended* resolution. (Alt. 193-47)."

159-48-BZ—Vol. II

APPLICANT—Robert T. Lyons, for A. A. Lexington, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of garage use to existing storage warehouse.

PREMISES AFFECTED—202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan.

APPEARANCES—
For Applicant: Robert T. Lyons and Edward H. Kahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (159-48-BZ—Vol. II)

WHEREAS, this application under sections 7a and 7c of the zoning resolution, to permit in a residence and business use district, the extension of present garage use to include the first floor of existing storage warehouse, affecting premises 202-212 West 89th street, south side, 80.6 ft. east of Broadway (Block 1236, Lots 37 and 42), Borough of Manhattan was denied June 15, 1948, as Vol. I; and

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and business use districts, the extension of garage use to an existing storage warehouse (previously denied by the Board for extension of garage use to the first floor of the storage warehouse), was granted by the Board November 22, 1949, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted November 22, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (Alt. 462-49)."

706-48-BZ

APPLICANT—George H. Colin, for Cities Service Oil Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office.

PREMISES AFFECTED—153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Benjamin Mosher and Frank Zima, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time extended and resolution amended.

THE VOTE TO REOPEN, EXTEND TIME AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (706-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension to an existing gasoline service station to include retail sales, lubrication, motor vehicle repair shop, auto laundry and office, affecting premises 153-17 Northern boulevard, northwest corner of 154th street (Block 5264, Lot 29), Flushing, Borough of Queens was granted by the Board February 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 24, 1950; and

WHEREAS, the resolution was amended July 25, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 1, 1949 as *amended* by resolutions adopted on January 24, 1950 and July 25, 1950 only in so far as it has reference to obtaining permits and completion of the work, so that as *amended,* this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution"

Resolved further, that the resolution adopted on February 1, 1949 be and it hereby is *amended* as to signs, so that as *amended,* this portion of the resolution shall read:

"that signs shall be restricted to a permanent sign attached to the facade of the accessory building as indicated on such plans and to the illuminated globes of the pumps, excluding all temporary signs and all roof signs but permitting the erection within the plot near the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 ft. (N.B. 6543-47)."

666-49-BZ

APPLICANT—Paul Friedman, for Prospect Park Jewish Center, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence and business use, C

area district, the erection and maintenance of a building (Jewish Center), using more than the area permitted.

PREMISES AFFECTED—157-161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (666-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in residence and business use, C area districts, the erection and maintenance of a building (Jewish Center) using more than the area permitted, affecting premises 157 to 161 (153-155 displayed) Ocean avenue, east side, 468 ft. 11 in. south of Lincoln road (Block 5026, Lot 20), Borough of Brooklyn was granted by the Board December 13, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted December 13, 1949 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that permits have been obtained and plans approved and that the work is in process, all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution. (N.B. 1529-48)."

927-22-BZ—Vol. IV

APPLICANT—O'Connell & McInerney, for Rogers Place Corp., owner; Topicana Club, lessee.

SUBJECT—Application for consideration—reopening and consideration of additional use—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a residence and business use district, the alteration and conversion of occupancy from factory (previously granted by the Board) to restaurant, cabaret and factory.

PREMISES AFFECTED—913-915 Westchester avenue, north side, 93.47 ft. west of Rogers place (Block 2698, Lot 79), Borough of The Bronx.

APPEARANCES—

For Applicant: Daniel J. O'Connell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV to consider new proposal as to additional use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

239-26-BZ—Vol. II

APPLICANT—Paul Friedman, for Andrew Albanese, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, laundry, minor repairs and parking and storage of more than five cars with entrance and driveway more than 25 feet from McDonald avenue for a term of fifteen (15) years (previously denied for garage, gasoline service station and motor vehicle repair shop).

PREMISES AFFECTED—1890-1900 McDonald avenue and 354-360 Quentin road, southwest corner (Block 6657, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

289-40-BZ—Vol. II

APPLICANT—Irving M. Fenichel, for Lerad Realty Corp., owner. (Samuel Adler, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a business use district, the extension in height of an existing building (milk bottling and distribution station).

PREMISES AFFECTED—103 Bruckner boulevard (formerly 447-457 East 133rd street), north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69, inclusive) Borough of The Bronx.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing December 5, 1950, at 10 A.M. to permit two publications in the Bulletin, waiving all other requirements, except new decision of the borough superintendent, which has been filed.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

634-50-BZ

APPLICANT—Queens Borough Gas and Electric Co., owner.

SUBJECT—Application (decision of the Commissioner of Marine and Aviation) under section 9-A of the zoning resolution, to permit the construction of an extension to the existing steam electric power station with proposed stack higher than permitted within two miles of an airport.

PREMISES AFFECTED—1121 Beach 24th street, west side, 450 ft. east of Mott avenue (Block 170, Lots 50, 59 and 64 and Block 171, Lot 50), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Charles E. Elbert.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

MATERIALS SUBMITTED FOR APPROVAL

1023-48-SM

APPLICANT—The American Welding and Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re proposed changes in locks—re American Steel Door, 1¾ inch Flush Steel Door and Frame, previously approved.

APPEARANCES—
For Applicant: T. Z. Herr.

ACTION OF BOARD—Application reopened for report as to proposed change of lock.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

385-48-SM—Vol. II

APPLICANT—United Steel Fabricators, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re proposed changes in doors—re United One and One-Half Hour Hollow Metal Doors, 1¾" thick, previously approved.

APPEARANCES—
For Applicant: Thomas W. Henderson.

ACTION OF BOARD—Application reopened as Vol. II for test and report.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 5:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the Administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit, in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.

TELEPHONE—WOrth 2-5600.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of December 5, 1950.)

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or appplication will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed Up to November 21, 1950

Cal. No. Dept. Premises Affected

821-50-BZ—H.B.Q.—178-21 to 179-19 Hillside avenue, north side, 193 ft. 6 in. east of Edgerton boulevard (Block 9937, Lots 60, 64 and 68), Jamaica, Borough of Queens, N.B. 6463-50.

822-50-BZ—H.B.M.—4109 Broadway, west side, 52 ft. 8 in. south of West 174th street (Block 2142, Lot 133), Borough of Manhattan, Alt. 2106-50.

823-50-A—H.B.Q.—218-11 Peck avenue, east side, 752.62 ft. north of Grand Central parkway (Block 7794, Lot 390), Queens Village, Borough of Queens (under section 35, General City Law re bed of mapped street—219th street), N.B. 9169-50.

824-50-A—H.B.Bx.—1910 Arthur avenue, east side, 200.14 ft. south of East Tremont avenue (Block 2947, Lot 14) Borough of The Bronx, Revocation of Certificates of Occupancy re N.B. 793-28.

825-50-A—H.B.B.—856 Humboldt street, east side, 75 ft. north of Calyer street (Block 2582, Lot 4), Borough of Brooklyn, B.N. 1530-50.

826-50-A—F.D.—76-02 Woodhaven boulevard, southwest corner of 76th avenue (Block 3857, Lots 225 and 300), Glendale, Borough of Queens, Decision re 24558-LC.

827-50-BZ—H.B.Q.—68-02 to 68-28 Fresh Meadow lane, west side, from 68th to 69th avenues, 174-20 68th avenue and 174-23 69th avenue (Block 6928, Lot 56), Flushing, Borough of Queens, N.B. 6836-50.

828-50-BZ—H.B.B.—1524-1526 Avenue M and 1302-1338 East 16th street, southwest corner (Block 6744, Lots 8, 17 and 19), Borough of Brooklyn, Alt. 3116-50.

829-50-A—H.B.Q.—32-11 to 32-17 Newtown avenue and 28-34 to 28-58 33rd street, northwest corner (Block 619, Lots 1, 73, 74 and 75), Astoria, Borough of Queens, B.N. 188-50.

830-50-A—F.D.— 34 35th street, south side, 260 ft. west of 3rd avenue (1st floor); (Block 691, Lot 1), Bush Building #4, Borough of Brooklyn, Decision re 25959-LC.

831-50-SM—Paterson Boiler and Tank Inc., 275 gallon Fuel Oil Basement Tanks, Obround (vertical and horizontal types), manufactured by Paterson Boiler and Tank, Inc., Material.

832-50-BZ—H.B.B.—167, 169-173 Bristol street, east side, 55 ft. 2½ in. north of Sutter avenue and 184-188 Chester street (Block 3520, Lots 5, 6, 7, 72 and 73), Borough of Brooklyn, N.B. 1681-50.

833-50-A—H.B.B.—167, 169-173 Bristol street, east side, 55 ft. 2½ in. north of Sutter avenue and 184-188 Chester street (2nd floor); (Block 3520, Lots 5, 6, 7, 72 and 73), Borough of Brooklyn, N.B. 1681-50.

834-50-BZ—H.B.Q.—86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Building E to K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Building L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens, N.B. 8711 to N.B. 8732-50, inclusive.

835-50-A—H.B.Q.—86-02 to 86-06, 86-16 to 86-20 and 86-26 to 86-30 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Buildings E to K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Buildings L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens, N.B. 8711 to 8732-50.

Restored to Docket

1-50-A—H.B.Q.—37-01 Vernon boulevard and 8-02 37th avenue, southeast corner (Block 358, Lot 16), Long Island City, Borough of Queens, Amendment to Alt. 65-49.

62-34-BZ—Vol. II—H.B.B.—6502-6504 Fort Hamilton parkway and 928-936 65th street, southwest corner (Block 5750, Lots 19 and 20), Borough of Brooklyn.

516-46-BZ—Vol. II—H.B.B.—521-539 4th avenue, south side from 14th to 15th streets, 194-202 14th street and 149-155 15th street (Block 1041, Lots 1 and 4), Borough of Brooklyn, Alt. 3466-50.

796-41-BZ—Vol. II—H.B.Q.—207-05 Linden boulevard, north side from 207th street to Nashville boulevard; 116-37 to 116-45 207th street, 116-44 to 116-54 Nashville boulevard and 116-38 to 116-42 208th street (Block 11080, Lots 181 (new); 3, part of 6, 140, part of 183 (old), St. Albans, Borough of Queens, N.B. 8682-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

NOVEMBER 28, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, November* 28, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

224-50-BZ—Application, March 21, 1950, under section 21 of the zoning resolution, of Henry Nordheim, applicant, on behalf of August J. Cunningham, owner, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage; premises 2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

216-40-BZ—Reopened September 12, 1950 as Volume II—Application, July 21, 1950, under section 7f of the zoning resolution of Oswald Fischer, applicant, on behalf of Vincent Rao and Charles Rao, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

599-44-BZ—Reopened March 28, 1950 as Volume II—Application, February 21, 1950, under sections 7c and 21 of the zoning resolution of Lama, Proskauer and Prober, applicant, on behalf of Adelphia Paint and Color Works, Inc., owner, to permit in a residence use district, the extension of existing paint factory and paint storage; premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142). Ozone Park, Borough of Queens.

219-50-A—85-20 to 85-26 135th avenue (Dumont avenue), south side, 44.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

593-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, owner, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years; premises South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

594-50-BZ—Application, August 1, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years; premises north side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

489-48-BZ—Reopened April 25, 1950 as Volume II—Application, March 30, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants on behalf of Harold Strauss, owner, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores); premises 69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

126-50-BZ—Reopened September 26, 1950 as Volume II—Application, September 6, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Hogan Paint and Chemical Company, owner, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn); premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman,

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applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

465-50-BZ—Application, June 27, 1950, under sections 7c, 7i and 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Elias Rubin, owner, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced; premises 112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

614-50-BZ—Application, August 17, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Helen Horemiotis, owner, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed laundry, and the erection of more than one building on the lot; premises 153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

726-27-BZ—Reopened October 17, 1950 as Volume II—Application, September 26, 1950, under sections 7f and 7e of the zoning resolution of Edward Sharf, applicant, on behalf of William Luhrs, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, locker room storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced; premises 74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

766-28-BZ—Reopened June 27, 1950 as Volume IV—Application, May 31, 1950, under section 21 of the zoning resolution of Andrew Di Camillo, applicant, on behalf of Dominick Alesi, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 820-828 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

629-50-BZ—Application, August 22, 1950, under section 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Cardale Building Corporation, owner, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

326-50-BZ—Application, April 20, 1950, under sections 7e and 21 of the zoning resolution, of Charles Levy, applicant, on behalf of Michael Romagno, Jerry Zipparo, Ida Zipparo, Domenick Macry, Aurelio Cervellini, Deborah Levy, Frank Pirrallo, Josephine Pirrallo and Charles Bertolo, owners, to permit in a residence use, D-1 area district, the change in occupancy from one family dwellings to two family dwellings; premises 2567 to 2569 Laconia avenue, west side, 100 ft., 125 ft., 150 ft., 175 ft., 200 ft., 225 ft. and 250 ft. south of Allerton avenue (Block 4452, Lots 56, 57, 58, 59, 60, 61 and 62), Borough of The Bronx.

1046-48-BZ—Reopened November 8, 1950 re amendment of resolution—application of Lama and Proskauer, applicants on behalf of American Ice Co., owner, previously granted on condition, under section 7c of zoning resolution, permitting in a residence and unrestricted use district, the change in use from ice plant to storage garage for more than five motor vehicles, motor vehicle repair shop, welding, auto laundry, painting and spraying, boiler room and office and open air parking and storage of more than five motor vehicles; premises 1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust avenue (Block 6736, Lot 1), Borough of Brooklyn.

120-35-BZ—Reopened April 18, 1950 as Volume II—Application, March 13, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Estate of Andon E. Andon, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district); premises 63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

597-49-BZ—Reopened October 17, 1950 as Volume II—Application, September 29, 1950 under section 7h of the zoning resolution of Fred C. Dahlem, applicant, on behalf of Fred F. French Operators, Inc., owner (Harriette Turan, lessee), to permit in a residence use district, the parking and storage of motor vehicles, and to permit the erection of an office for attendant for a term of years; premises 49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; premises 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

606-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo,

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applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

734-50-A—119-125 West 25th street, north side, 225 ft. west of Avenue of the Americas (6th avenue); (roof penthouse); (Block 801, Lot 24), Borough of Manhattan.

764-50-A—1385 Commerce avenue, southwest corner of Butler place (Block 3856, Lot 13), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

NOVEMBER 28, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, November* 28, 1950, at 2 o'clock in 1013, Municipal Building, Manhattan, on the following matters:

297-50-SM—Indestructo Flush Hollow Metal Door.

563-42-SA—Vol. II—The Drever Company Ammonia Dissociation Equipment (reopened March 4, 1947).

502-50-SM—Sanistand—Female Urinal—Model F-5800.

419-39-SM—Vol. II—Macomber V Joists (reopened September 13, 1949).

67-46-SM—Lumite Fabrics Woven of Saran.

42-45-SM—Vol. II—Spraykote Fire Test Fibre No. 1102 (reopened February 21, 1950).

777-49-SM—Old Newark 2-inch Solid Plaster Partition.

530-50-SA—Burnwell Incinerator—Models A and B.

119-47-SM—Durablock Cinder and Concrete Building Block (previously approved on condition); (reopened June 13, 1950 re amendment of resolution to include additional sizes of block).

292-48-SM—Waylite (lightweight aggregate for use in concrete); (reopened May 24, 1949 re amendment of resolution so as to include the use of Waylite (lightweight aggregate for use in concrete) under the provisions of C26-620.0 Administrative Building Code.)

578-50-A—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

766-50-A—64-66 East 86th street, south side, 164 ft. 5⅓ inches east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan.

567-50-A—1223 Cornaga avenue, southside, 180 ft. west of Beach 9th street (Block 78, Lot 55), Far Rockaway, Borough of Queens, (under section 35, General City Law re bed of mapped street—Beach 12th street).

576-50-A—11-05 44th Drive and 11-04 44th road, east side of 11th street, from 44th Drive to 44th road (1st floor); (Block 447, Lots 21, 31, 32), Long Island City, Borough of Queens.

560-50-A—84-09 Talbot street, southeast corner of 84th avenue (5th floor); (Block 3357, Lot 12), Kew Gardens, Borough of Queens.

802-50-A—600 5th avenue and 1-7 West 48th street, northwest corner and 8-12 West 49th street (7th, 8th, 9th and 10th floors); (Block 1264, Lots 45, 46 and 144), Borough of Manhattan.

789-50-A—1493-1505 Broadway, west side, from West 43rd to West 44th streets, 207-215 West 43rd street and 200-214 West 44th street (1st floor, theatre); (Block 1015, Lot 29), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 5, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 5, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

524-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of George Massabni and May Massabni, owners, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing; premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

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290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonconforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.

319-33-BZ—Reopened, July 25, 1950 as Volume II—Application, July 6, 1950, under sections 7e and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Ralph J. Herman, Dorothy P. Herman, Edward L. Herman and Helen Herman, owners, to permit in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor repairs incidental to new car service, to an existing gasoline service station (previously granted by the Board) without the required rear yard; premises 234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

196-35-BZ—Reopened, October 24, 1950 as Volume II—Application, August 25, 1950, under sections 7c and 7i of the zoning resolution of Morton S. Cahn, applicant, on behalf of Dominick Mustello, owner, to permit in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station to include lubritorium, auto washing, storage and sale of accesories, motor vehicle repairs and office; premises 40-13 Astoria boulevard north (23rd drive) and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

86-37-BZ—Reopened, October 17, 1950 as Volume II—Application, October 3, 1950, under section 7h of the zoning resolution of Andrew DiCamillo, applicant, on behalf of Governor Clinton Company, Incorporated, owner (Louis Gottlieb, doing business as Maiden Lane Parking Company, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles (previously granted by the Board for lots 68 and 69—expired September 26, 1946); premises 148 West 31st street, south side, 200 ft. 6 inches east of 7th avenue (Block 806, Lot 69), Borough of Manhattan.

776-45-BZ—Vol. II—Reopened September 19, 1950—Application, July 7, 1950, under sections 7e and 7h of the zoning resolution of John P. Riley, application, on behalf of New York City Housing Authority, owner, to permit in a residence and retail use, district, the change of use of building adjacent to heating plant (building #8) from storage to garage for the storage of management and

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maintenance motor vehicles located in residence use district; premises 450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Building 8); (Block 356, Lot 1), Lillian Wald Houses, Heating Plant, Borough of Manhattan.

561-50-A—450 Lillian Wald drive and Blocks bounded by East Houston street, East 6th street, Avenue D and Franklin D. Roosevelt drive (Building 8, Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan.

289-40-BZ—Vol. II—Reopened November 14, 1950—re application of Irving M. Fenichel applicant on behalf of Lerad Realty Corp., owner, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, extension in height of an existing building (milk bottling and distribution station); premises 103 Bruckner boulevard (formerly 447 to 457 East 133rd street), north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69 inclusive), Borough of The Bronx.

564-50-BZ—Applications, July 24, 1950, under section 21 of the zoning resolution of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5, 6), Borough of Brooklyn.

616-50-BZ—Application, August 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mary Cadden, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Barnes avenue and Astor avenue (Block 4354, Lots 7 and 8), Borough of The Bronx.

626-50-BZ—Application, August 23, 1950, under section 7h of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Mary Maroon, owner, to permit in a residence use district, the parking and storage of motor vehicles for a temporary period; premises 358 West 53rd street, south side, 150 ft. east of Ninth avenue (Block 1043, Lot 58), Borough of Manhattan.

688-50-BZ—Application, October 3, 1950, under sections 7f and 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Samuel Hyman, owner (Seymour Hyman, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office; and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of ten years; premises 3749 Third avenue, west side, 106.26 ft. north of St. Pauls Place (Block 2911, Lot 68), Borough of The Bronx.

768-50-BZ—Application, October 19, 1950, under section 7e of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Bernard Haussman, owner, to permit in a business use district, the proposed manufacturing on 2nd and 3rd floors in excess of the area of the lot; premises 1805 Church avenue, north side, 25 ft. 6¼ inches east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 5, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 5, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

575-49-SM—F. Schumacher and Company Nylon Woven and Printed Fabrics (flameproofed fabrics); (amendment of resolution to include Schumacher's All Nylon Velvet.

452-50-SA—Martin Elevator Company, Incorporated Fuse Protector.

367-49-SA—Armstrong Oil Burner—Models D1-1 and D1-2 (burners used in Units 8004-L6-110, 8004-L5-110, 8004-L5-175 and 8004-L5-200.

397-50-SA—G-R Style B Fuel Oil Heater (fuel oil preheater—steam).

479-50-SA—City Gas and Oxygen Bench Blow Torch—Model GO-115.

500-49-SA—Metropac Oil Burner—Model 1-B.

206-49-SA—Nageldinger Pressure Regulators (to regulate and control compressed gases) types N602 to N609 inclusive, N-1-414 to N-1-424 inclusive, N-1-900, N-1-902, NR-302, NR-234, NR-221.

926-49-SM—Chase 2 Inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap With 2 Inch Standard Pipe Size Cast Brass Union Outlet Connection With Cleanout.

927-49-SM—Chase 2 Inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap With 2 Inch Standard Pipe Size Cast Brass Union Outlet Connection (Less Cleanout).

928-49-SM—Chase 1½ Inch New York 17 B & S Gauge Seamless Brass Tube Lavatory Trap With 1½ Inch Standard Pipe Size Cast Brass Union Outlet Connection With Cleanout.

929-49-SM—Chase 1½ Inch New York Regulation Lavatory Trap—Model 178-085, Less Cleanout.

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

662-50-A—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

674-50-A—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street (Block 522, Lots 1, 21, 29), Long Island City, Borough of Queens.

714-50-A—239-11, 239-17 and 239-21 147th avenue, north side, 94.98 ft., 141.65 ft. and 188.32 ft. east of Brookville boulevard (Block 13539, Lots 53, 57 and 58); 239-14 and 239-18 147th avenue, south side, 40.86 ft., and 102.15 ft. west of 240th street (Block 13738, Lots 99 and 101) and 147-04 240th street, southwest corner of 147th avenue (Block 13737, Lot 104), Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

215-50-BZ—Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896

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Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

342-50-BZ—Application, May 4, 1950, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Bros. Estates, Inc., owner to permit in the business use, C and D area district, portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted; premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12, and 13), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

633-50-BZ—Application, September 7, 1950, under sections 7A, 7e, 7f, and 7i of the zoning resolution of Norman Lederer and Leonard Joseph, applicants, on behalf of Lenia Eisenberg and Ida Lena Sackman, owners, to permit in a business and residence use, B area district, the erection and maintenance of a garage, for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area, and to permit curb cut and entrance on Clinton Place beyond the permitted distances from the intersection; premises 2175 Jerome avenue and 8 Clinton place, southwest corner, (Block 3195, Lot 86), Borough of the Bronx.

638-50-BZ—Application, September 11, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Edwin H. Thatcher, applicant, on behalf of Edward F. Glacken, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, office, salesroom, and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years; premises 9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, 9), Borough of Brooklyn.

673-50-BZ—Application, September 26, 1950 under sections 7f and 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Harry Weiser, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line; premises 284-288 South 9th street, and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

523-38-BZ—Reopened September 12, 1950 as Volume II—Application, July 20, 1950, under sections 7c and 7h of the zoning resolution of Samuel Rosenblum, applicant on behalf of Abraham L. Dorgin, owner, to permit in a residence and business use district, the parking and storage of motor vehicles (previously granted by the Board in business portion of lot—expired September 19, 1946); premises 23-24 31st street, north side, 100 ft. east of 23rd road (Block 842, Lot 80), Astoria, Borough of Queens.

737-28-BZ—Reopened October 3, 1950 as Volume III—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irerra and Luongo, applicants, on behalf of Frank Mosner, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and the parking and storage of more than five motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 31-02 to 31-10 28th avenue and 28-01 to 28-09 31st street, southeast corner and 31-01 to 31-09 28th road (Block 619, Lots 45-50 inclusive), Astoria, Borough of Queens.

1174-38-BZ—Reopened October 24, 1950 as Volume II—Application, September 21, 1950, under section 7h of the zoning resolution of Robert Teichman, applicant, on behalf of Fifth Avenue Kinney, Incorporated, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan.

463-50-BZ—Application, June 26, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Patrick Filomio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, for a term of fifteen years; premises 3217 Boston road, northeast corner of Laconia avenue (Block 4614, Lot 22), Borough of The Bronx.

566-50-BZ—Application, July 25, 1950, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 8102-8112 3rd avenue and 274-284 81st street, southwest corner (Block 5996, Lot 39), Borough of Brooklyn.

660-50-BZ—Application, September 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, on behalf of William Saloy and A. B. Gifford, owners, to

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permit in a retail and residence use district, the reconstruction of existing gasoline service station, auto-washing, sale of auto accessories and office; premises 157-02 to 157-10 Rockaway boulevard and 144-01 to 144-11 157th street, southeast corner (Block 4276, Lot 1), Springfield, Borough of Queens.

721-50-BZ—Application, October 13, 1950, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Carl Gesser, owner, to permit in a residence use, F area district, the extension to existing dwelling and dentist's office without the required set-back; premises 77-37 249th street and 249-01 Union turnpike, northeast corner (Block 8502, Lot 30), Bellerose, Borough of Queens.

723-50-BZ—Application, October 13, 1950, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of John Albergo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 173 to 177 Palmetto street, west side, 150 ft. north of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.

835-49-BZ—Application, November 18, 1949, under section 7c of the zoning resolution, of James E. Doherty, Jr., applicant of Louis Verratti, owner, to permit in a residence use district, the extension of existing business building (restaurant); premises 165-01 to 165-17 Baisley boulevard, and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

836-49-A—165-01 to 167-17 Baisley boulevard, 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens (an application pursuant to Sec. 35 of the General City Law re bed of mapped street).

630-50-A—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

520-48-SM—Precast Building Sections (Masonry Walls).

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-44-BZ—Reopened February 17, 1948 as Volume III—Application, January 26, 1948, under section 7i of the zoning resolution of Herman Kron and Son, applicants, on behalf of Bessie Deutch and Sol Deutch, owners, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom; premises 337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

789-49-BZ—Application, September 19, 1950, under sections 7f and 7i of the zoning resolution, of Irrera and Luongo, applicants, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied); premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, auto-washing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

596-46-BZ—Reopened October 24, 1950 as Volume II—Application, August 30, 1950, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Hyman Friedman, Incorporated, owner, to permit in a residence use D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area; premises Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

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562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner, (Block 5679, Lot 1), Borough of Brooklyn.

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

163-50-BZ—Application, February 20, 1950, under section 7e of the zoning resolution, of Alfred Gross, applicant, on behalf of Permanent Land #12 Corporation, owner (Glen Oaks Village #12, Inc., lessee), to permit in a residence use district, the erection of a garage for five snow removal trucks, for a term of years; premises 70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens.

164-50-A—70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (first floor, Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens (Application pursuant to Sec. 36 of the General City Laws to permit the erection of a building not fronting on a mapped street).

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

331-32-BZ—Reopened October 10, 1950 as Volume III—Application, September 20, 1950, under sections 7e and 7f, of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Company, owner, to permit in a local retail and business use district, the extension of the accessory building on an existing gasoline service station, and the installation of an additional dispensing pump and curb; and to consider the extension of time and term of variance (expired November 13, 1950); premises 2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Co., Inc, lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

823-49-BZ—Application, November 29, 1949, under sections 7f, 7h and 7e of the zoning resolution of Henry George Greene, applicant, on behalf of Flygo Holding Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto-laundry, sales room and office, and the parking and storage of more than five motor vehicles; premises 1-11 Van Sicklen street, 2-10 Lake street and south side of Kings Highway from Lake street to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

635-50-BZ—Application, September 9, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Murjac Estates, Incorporated, owner, to permit in the retail use district portion of site, the erection and maintenance of a gasoline service station, auto washing, lubrication, accessory sales and office, for a term of fifteen years; premises 247-23 to 247-39 Jamaica avenue and 249-25 to 249-31 91st avenue, northeast corner (Block 8662, Lot 50), Bellerose, Borough of Queens.

695-50-BZ—Application, August 17, 1950, under sections 21 and 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of S. A. Morrison, owner (Kingsbury Clothes, lessee), to permit in a business use, C area district, the erection and maintenance of an extension to existing building fronting on East New York avenue using more than the area permitted, and permitting the building fronting on Pitkin avenue to be maintained, exceeding the permitted area and as one lot a court must be provided on each side lot line above first stair level, and each court must be located along the angle bi-sector of the angle formed by the intersection of East New York avenue and Pitkin avenue so as to provide proper block ventilation; and to permit more than one building on a lot; premises 1239 East New York avenue, north side, 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

710-50-BZ—Application, September 26, 1950, under section 7c of the zoning resolution of Charles Abrahams, applicant, on behalf of Timothy J. Keyes, owner, to permit in a residence use, C area district, the change in occupancy of existing two car accessory garage, to store and to extend existing real estate office area, premises 232 East 31st street and 3017 Beverly road, northwest corner (Block 4915, Lot 35), Borough of Brooklyn.

724-50-BZ—Application, October 17, 1950, under section 7c and 21 of the zoning resolution of Robert Gottlieb, applicant, on behalf of Anthony LaMura, owner, to permit in a residence use, A area district, the erection and maintenance of a garage using more than the permitted area; premises 2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx.

729-50-BZ—Application, October 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Henry Bender, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include auto washing, lubritorium, sale of accessories and office; premises 14-08 to 14-14 36th avenue and 36-02 to 36-10 21st street, southwest corner (Block 349, Lot 16), Long Island City, Borough of Queens.

839-50-BZ—Application, November 22, 1950, under sections 7c and 21 of the zoning resolution, of Albert J. Courtney, applicant, on behalf of Centaur Realty Company, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, more than the permitted coverage of total floor area for manufacturing; premises 153-161 East 24th street, north side and 150-158 East 25th street, south side, 84 ft. west of 3rd avenue (Block 880, Lot 37), Borough of Manhattan.

CALENDAR

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

696-50-A—1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

850-46-SM—Selectrol Engineering Company Fill Pipe Terminal.

62-33-SA—Florence Oil Heater, Models KC-9, GC-6, GC-7, GS-27, CH-28, CH-29, CH-27, RH-7 and RH-9; (reopened October 4, 1949 re amendment of resolution as to change of model numbers).

230-50-SA—Columbia Oil Burner Models CST, CMH, and CSH.

501-50-SM—Dualseal fill-pipe Terminal for Fuel Oil and Gasoline.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

747-50-A—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

672-50-A — 2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 21, 1950,

10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, November 8, 1950, as printed in the Bulletin of November 14, 1950, Vol. 35, No. 46.

ZONING APPLICATIONS

137-33-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Morris Maran and Gerold R. Golding, owners.

SUBJECT—Application reopened July 25, 1950—as Vol. II—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Margaret Kiely, Sophia Luchs and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950 at 10 A.M. for the purpose of investigating the further proposed widening of Horace Harding Boulevard and also Kissena Boulevard.

116-44-BZ—Vol. III

APPLICANT—Herman Kron and Son, for Bessie Deutch and Saul Deutch, owners.

SUBJECT—Application reopened February 17, 1948—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom.

PREMISES AFFECTED—337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron, George G. Kron, Saul Deutch and Louis S. Bloom.

For Opposition: Samuel D. Hartstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

95-46-BZ—Vol. II

APPLICANT—Bernard Meyers, for General Gummed Products, Inc., owner.

SUBJECT—Application reopened June 6, 1950—re Application (decision of borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board).

PREMISES AFFECTED—126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: Bernard Meyers and Otto N. Weil.
For Opposition: Fred E. Hertan, Francis Miller, Laura Reich, Mary Walsh, Martha Krismanitz, Mary Geiger, Mrs. Paul Schottler, Mrs. F. Seigel and Jennie Di Blasio.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision without further argument.

596-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Hyman Friedman, Inc., owner.

SUBJECT—Application reopened as Vol. II, October 24, 1950—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area.

PREMISES AFFECTED—Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

APPEARANCES—
For Applicant: Max Siegel.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

263-48-BZ—Vol. II

APPLICANT—Imre Chairman, for 493 Monroe Street Corporation, owner Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee).

SUBJECT—Application reopened February 15, 1950—re Application (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonforming use, (factory), by the proposed driveway through the business use portion of the plot.

PREMISES AFFECTED—674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

APPEARANCES—
For Applicant: Harry Katz, Imre Chairman, Julius Feivelson and Perry Gottlieb.
For Opposition: Elsie S. Jones.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for decision without further argument; applicant to file revised plans.

789-49-BZ

APPLICANT—Irrera and Luongo, for Claraben Realty Corp., owner.

SUBJECT—Application reopened and restored to Docket September 19, 1950 (order of Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied).

PREMISES AFFECTED—2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

APPEARANCES—
For Applicant: Francis A. McGrath, Raymond Irrera and Jacob Stein.
For Opposition: Samuel L. Orlinger and A. J. Wheeler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument. Applicant to file a corrected plot plan showing measurements on Atlantic avenue as to mall and lanes.

212-50-BZ

APPLICANT—Lama, Proskauer and Prober, for J. G. W. Chevrolet, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, salesroom, parts department; and to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: Jerome Y. Sturm.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for applicant to file revised plans.

262-50-BZ

APPLICANT—Matthew R. Leizer, for Daniel F. Dempsey, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office.

PREMISES AFFECTED—1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

APPEARANCES—
For Applicant: Matthew Leizer.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

308-50-BZ

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle

repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama and John F. McKenna.
For Opposition: Amiello Romano, Vincenza Sirchia, Lucia Sessa, Caroline Vitagliano and Edw. Hoffman, Dep't of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for vote of the Board, after inspection by full membership of the Board.

326-50-BZ

APPLICANT—Charles Levy, for Michael Romagno, Jerry and Ida Zipparo, Domenick Macry, Aurelio Cervellini, Deborah Levy, Frank and Josephine Pirrallo and Charles Bertolo, owners.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D-1 area district, the change in occupancy from one family dwellings to two family dwellings.
PREMISES AFFECTED—2557-2569 Laconia avenue, west side, 100 ft., 125 ft., 150 ft., 175 ft., 200 ft., 225 ft. and 250 ft. south of Allerton avenue (Block 4452, Lots 56, 57, 58, 59, 60, 61 and 62), Borough of The Bronx.
APPEARANCES—
For Applicant: Harry H. Rifkin, Charles Levy, Ida Zipparo and Charles A. Bertolo.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. for decision without further argument. Applicant to file statement as to how each building is occupied.

369-50-BZ

APPLICANT—Lehman and Fitzsimons, for Alfred F. and Loretta Benson, owners.
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the extension to existing workshop for repairing of truck bodies.
PREMISES AFFECTED—125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.
APPEARANCES—
For Applicant: John F. Fitzsimons and Alfred Benson.
For Opposition: Edw. Hoffman, Dep't of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for further consideration after the applicant has reported as to the status of the lot now used for storage of truck bodies on 126th street across from the premises involved in this appeal.

389-50-BZ

APPLICANT—Matthew R. Leizer, for Aristella Clarius, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, to include lubritorium, auto-washing, sale of auto accessories and office.
PREMISES AFFECTED—6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.
APPEARANCES—
For Applicant: Matthew Leizer.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

396-50-BZ

APPLICANT—Laspia and Agusta, for Jean Lefkowitz, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor.
PREMISES AFFECTED—84 (80 on display) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Opposition: Saul Hofflich.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. at the request of objector.

491-50-BZ

APPLICANT—Harry Silverman, for Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees).
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.
APPEARANCES—
For Applicant: Harry Silverman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for further consideration; applicant to furnish information as to former lot 10.

513-50-BZ

APPLICANT—Burke, Morrison and Green, for John J. Farrell and David Berk, owners.
SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection.
PREMISES AFFECTED—180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

MINUTES

APPEARANCES—
For Applicant: W. J. Burke and John J. Farrell.
For Opposition: Arthur A. Segall, Benjamin Diamond, Anna Scharf and George Scharf.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection and decision without further argument.

562-50-BZ

APPLICANT—John J. Tricarico and Edward Manasse, for Bohack Realty Corporation, owner.

SUBJECT—Application (decision of borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted.

PREMISES AFFECTED—5515-5523 8th avenue and 801-809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: John J. Tricarico and Edward Manasse.
For Opposition: Mary H. Andersen, Sol Shapiro, Karen Michaelson, William Henderson, B. Baderman, Charles Vinelo, B. Michaelson and John Cascione.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

571-50-BZ

APPLICANT—William R. Shirley, for Safeway Stores, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted.

PREMISES AFFECTED—205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

APPEARANCES—
For Applicant: William R. Shirley, C. J. Nager and Nathan Doreson.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 10 A.M. for further consideration; applicant to file revised plans as to off-street loading.

622-50-BZ

APPLICANT—Lehman and Fitzsimons, for Kaybee Associates, Incorporated, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores) using more than the area permitted and without the required set-back.

PREMISES AFFECTED—249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

APPEARANCES—
For Applicant: John F. Fitzsimons and Abraham Kaufman.
For Opposition: Edna Pascale and Anne D. Peterson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

629-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Cardale Building Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 10 A.M. at the request of the applicant, to file corrected plans.

678-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to club.

PREMISES AFFECTED—39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Lama and Nicholas S. Gesoalde.
For Opposition: Arthemise Redpath, Lester T. O'Connor, Albert G. Redpath and Henry W. Proffitt.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

232-48-BZ—Vol. II

APPLICANT—Rudolf C. P. Boehler, for S. S. Glauber, Inc., owner (G. E. Walter and Sons, lessee).

SUBJECT—Application reopened January 10, 1950—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from electrical testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner (Block 1576, Lot 27), Borough of Manhattan.

MINUTES

APPEARANCES—
For Applicant: Rudolf C. P. Boehler, Carlton H. Walter, Robert W. Sauer and Max Horowitz.
For Opposition: Lewis B. Carr, Edward McLaughlin, Ruth Ranson and Emanuel Janos.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn without prejudice.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1101-41-BZ—Vol. II

APPLICANT—A. L. Andujar, for The Texas Co., owner.
SUBJECT—Application reopened as Vol. II, September 19, 1950, to consider additional use and rearrangement —re Application (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution to permit in a business and unrestricted use district, the rearrangement of existing gasoline service station and to permit the addition of a motor vehicle repair shop, and the parking and storage of motor vehicles on the unbuilt upon portion of lot in addition to motor vehicles being parked and waiting for service.
PREMISES AFFECTED—451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph B. Lynch.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution amended.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1101-41-BZ—Vol. II)

WHEREAS, A. L. Andujar, for The Texas Company, owner, filed September 12, 1950, an application under sections 7c, 7i, and 7h of the zoning resolution, to permit in business and unrestricted use districts, the rearrangement of an existing gasoline service station and the addition of a motor vehicle repair shop and the parking and storage of motor vehicles on the unbuilt upon portion of the lot, in addition to motor vehicles being parked and waiting for service, affecting premises 451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on September 19, 1950, subject to regular procedure, to consider additional use and arrangement; and

WHEREAS, a public hearing was held on this application on November 21, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Bedford avenue is in a business use, B area and class 1½ height district; Flushing avenue and the site are in business and unrestricted use, B area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 22, 1950, re amendment to N.B. 2422/41, reads:

"1. Proposed amendment for rearrangement of sizes and design of bldg. is contrary to Cal. #1101-41-BZ.
2. Additional uses of motor vehicle repair shop for minor repairs with hand tools only and the parking and storage of motor vehicles on the unbuilt portion of lot in addition to motor vehicles being parked for service, partly in a Business and partly unrestricted use district, is contrary to Art. II sect. 4 subd. 15 and 29 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 72 ft. 1 in. front by 140 ft. in depth (irregular) on which is located a building 16 ft. by 30 ft., one story in height, presently used as an office with an outside greasing pit for the existing gasoline service station, for which Certificate of Occupancy #13253/22 (7176-21) has been issued; that it is proposed to erect a building 48 ft. by 27 ft. in depth, one story 13 ft. 4 in. in height of class 3 construction, to be used in conjunction with the existing gasoline service station for lubritorium, auto washing, repairs, sale of accessories and office; that it is further proposed to install twelve new 550-gallon gasoline tanks and six new dispensing pumps; that it is further proposed to reconstruct and relocate the curb cuts and to relocate the greasing pit to the northeast corner of the lot; and

WHEREAS, the applicant states that a variance was granted by the Board on N.B. 2422/41 for the rehabilitation of the existing station under Cal. 1101-41-BZ on July 21, 1942, which variance has been extended through September 13, 1950; that in addition to the following changes from this grant of 1942, permission is sought for use of the motor vehicle repair shop for minor repairs with hand tools only and for the parking and storage of motor vehicles on the unbuilt upon portion of the lot as well as for motor vehicles awaiting service; that these changes from the resolution include the rescindment of Cal. 481-42-A, which approved the installation of six 1000-gallon gasoline tanks and in lieu thereof the installation of twelve 550-gallon approved type gasoline tanks; that all existing gasoline tanks are to be permanently sealed or removed; that it is proposed to erect a "Texaco" type Em two-bay, 48 by 27 ft., no cellar, service station building, finished with porcelain enamel on masonry on the front and salesroom side; that the lube room side will be finished with stucco on masonry; that the proposed building will be used for lubritorium, car washing and minor repairs; that the original approval provided for an irregular shaped building approximately 62 ft. by 48 ft. by 27 ft., finished with stucco on masonry; that it is proposed to erect a standard "Texaco" masonry fence wall 3 ft. 10 in. high along the interior lot lines, as per plan filed; that approval called for a one-foot high concrete base and a 5 ft. high solid board fence; that it is proposed to omit the boiler room with outside entrance only and install an AFCO warm air, oil fired, air conditioner in the stockroom; that this unit was approved by the Board under Cal. #128-41-SA; that it is proposed to install four gasoline pumps on two pump islands on Bedford avenue, set back 12 ft. from the lot line to the concrete base of the islands and two pumps on Flushing avenue set back 12 ft. from the lot line to the base of island, pumps to be of the low-type as approved by the Board; that original approval required a 10 ft. setback on Bedford avenue and a 12 ft. setback on Flushing avenue; that it is proposed to erect a Texaco brand sign, 6 ft. in diameter, banjo type, overhanging the lot line by 4 feet, to be located at the north lot line on Bedford avenue, at the intersection of the streets, instead of at the east lot line on Flushing avenue and the street intersection; that new sidewalks and ramps are to be installed on both streets instead of repairing and replacing certain portions, as originally approved; that it is proposed to reduce the size of the permitted open truck pit located towards the northeast side from 55 ft. to 25 ft. in length, rearrange the curb cuts so that the north cut on Bedford avenue will be increased to 30 ft. plus 18 in. splays each side; that this cut is now existing and it is proposed to maintain same at a distance of 3 ft. to the bottom of the splay from the interior lot line as extended; that the west cut on Flushing avenue is to be 25 ft. plus 18 in. splays instead of 20 ft.; the existing cut now starts at the lot line of Bedford avenue as prolongated and acceptance of this condition is requested; that this property was acquired by the Texas Co. in 1919 and has been used continuously since as a gasoline station; that

Building Department records show Certificate of Occupancy #13253 for this use is now in force and that the station was established in 1916 for the same metes and bounds as the present application; that the Fire Department records, Folder #9335.05 show that NB plan 2732-16 was approved on November 25, 1916 for the tank installation and F.D. plan #618-21 approved May 21, 1921 for additional tanks for gasoline station with metes and bounds being 140 ft. by 125 ft. by 25 ft. 8 in., by 13 ft. 4 in., by 124 ft. 9 in., by 72 ft. 1 in., being block #2263, lot 1 and of the same dimensions as this application; that the plot is located in a business district for a distance of 100 ft. paralleling Bedford avenue with the remaining portion in the unrestricted use district and there has been no rezoning since 1916; that the location is chiefly in a manufacturing and industrial section and there are numerous gas stations, repair shops, car wrecking plots, used and new car lots and buildings and other non-conforming uses; that the gasoline station adjoining on the north, on the southeast corner of Bedford avenue and Wallabout st., was granted by the Board, while the Socony station on the southeast corner of Bedford and Flushing avenues was established prior to June 1925; that the small triangle shown on the radius diagram as Block 2235, Lot 75 at the intersection of Bedford and Flushing avenues was established prior to June 1925; that the small triangle shown on the radius diagram as Block 2235, Lot 75 at the intersection of Bedford avenue, Wallabout street and Lynch street was formerly owned by the Texas Company and used as a gasoline station; that however, during March of 1950 the City of New York acquired title to the property and the station has been discontinued and the building removed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1942, as thereafter amended, as to extension of time to complete, by resolutions adopted through September 19, 1950, to permit the proposed alteration and rearrangement of the station substantially as proposed and as indicated on plans filed with this application marked "Received October 20, 1950," 5 sheets, *on condition* that the resolution adopted by the Board on July 21, 1942 where not inconsistent with the proposal and plans now submitted shall be complied with; that all present buildings and use not proposed to be continued shall be removed; that in addition motor vehicle repairing under Section 7i may be permitted provided the repairing is done entirely within the accessory building and with hand tools only; and under Section 7h for a term of five (5) years, a portion of the premises may be occupied for the parking and storage of motor vehicles, including motor vehicles waiting to be serviced; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the number of gasoline storage tanks shall not exceed twelve (12) 550 gallon tanks, irrespective of the decision of the Board in connection with these premises under Cal. 481-42-A; that on the rear and side lot line fences shall be contructed as proposed of masonry in place of the construction as previously required in the resolution of July 21, 1942; that all permits shall be obtained and all work shall be completed and a new certificate of occupancy obtained within one (1) year from the date of this *amended* resolution.

431-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Geraldine Donohue, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting and spraying, sale and storage of auto parts, office and without the required rear yard.

PREMISES AFFECTED—103-21 to 103-31 Springfield boulevard, east side, 50 ft. north of 104th avenue (Block 11153, Lot 10 and 13), Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (431-49-BZ)

WHEREAS, Lama, Proskauer and Prober for Geraldine Donohue, owner, filed June 2, 1949 an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district the rearrangement and extension of an existing gasoline service station, showroom, five car garage, welding, body repairs, brake service, ignition and tire repair and the addition of lubritorium, auto laundry, minor repairs, painting and spraying, sale and storage of auto parts, office and without the required rear yard, affecting premises 103-21 to 103-31 Springfield boulevard, east side, 50 feet north of 104th avenue (Block 11153, Lots 10 and 13), Queens Village, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin, and laid over to November 21, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Springfield boulevard is in residence and local retail use, D area and class 1 height districts, Hempstead avenue is in a local retail use, D area and class 1 district, and that 104th avenue and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 18, 1949, acting on Alt. Applic. 1096-49, reads:

"1. Proposed extension of an existing building now used as 5 car garage, welding, body repair, ignition, tire repair, fender repair, brake service, auto showoom, office, boiler room and gasoline service station so as to be used for 5 car garage, body repair, painting and spraying, welding, ignition, tire repair, brake service, fender repair, auto showroom for new and used cars, office, sales and storage of auto parts, auto laundry, lubritorium, minor repairs and gasoline service station in a residence use district, is contrary to Art. II, Sec. 3 of Z.R.

2. Provide required rear yard as per Art. IV, Sec. 17(a) of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 feet frontage by 82.92 feet in depth (irregular) on which is located a building 50 feet by 74.90 feet in depth and two gas pumps, presently used as a gasoline service station, auto showroom, five-car garage, welding, body repairs, ignition, tire repair, fender repair, brake sevice, for which certificate of occupancy 50395-33 was issued; that it is proposed to extend the present building on the now vacant land to the north by erecting a building 32 feet by 75 feet, one story, 16 feet six inches in height, of class 3 construction, to be used as gasoline service station, showroom, 5 car garage, welding, body repairs, brake service, ignition and tire repair, and the addition of lubritorium, auto laundry, motor vehicle repairs, painting and spraying, sale and storage of auto parts, office, and without the required rear yard; that it is further proposed to install four 550-gallon tanks and four approved dispensing pumps; and

WHEREAS, the applicant contends that the use district maps accompanying the building zone resolution show that the property is presently zoned as a residence district, class 1 height district and D area; that as of July 25, 1916 the property was zoned as a business district and was rezoned

to its present use on January 21, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the northerly 75 feet is vacant and the southerly 50 feet is developed with a one story masonry building having a frontage on Springfield boulevard of 50 feet and a depth of 74.90 feet; that it is the intention of the owner to extend the present building on the now vacant land to the north by erecting a new masonry building, 32 ft. by 75 ft., one-story, class 3, to be used in conjunction with the extended gasoline service station; that the building will be used for lubrication, minor repairs, auto laundry and office and that the welding use in the present building will be relocated to the new extension; that the gasoline pumps will be relocated to the northerly part of the premises, and that auto painting and spraying will be installed along with the present uses in the present building; that Springfield boulevard is a main auto highway and is entirely in keeping on this street; that the present gasoline station is legal and its extended use will not further affect the community but will be of greater service and use; that the relocation of the gasoline service part of the development to the north will add to the public safety, as the pumps will be set 10 feet off the building line with ample room on both sides of the pumps so that cars being serviced will be kept off the sidewalk; that the curb cuts will be rearranged and a brick and picket fence erected on the northerly lot line; that the premises are short in depth and the proposed building has to be located at the rear in order to provide a workable area at the front; that the present building on the southerly part of the lot now extends to the rear lot line so that the block would not be affected by the omission of the rear yard on part of site; that the rear yard of lot numbers 17, 42, 43 and 44 in block 11153 are developed with garages so that the leaving of a rear yard on the site between the present building on the site and the garages on the lots adjoining to the east and north would not be of benefit to the block; and

WHEREAS, the fire department records show that the present garage site is located on the east side of Springfield boulevard, 300 feet south from the corner formed by the intersection of Hempstead and Jamaica turnpike (now Hempstead avenue) and Springfield boulevard; running thence 100 feet east; thence 50 feet south; thence 100 feet west; thence 50 feet north; that a permit for a garage for 5 car garage and oil selling station was issued on May 17, 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution and that the applicant has proven sufficient hardship to justify the Board exercising its jurisdiction to vary under section 21, as to the omission of the rear yard.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is granted under section 7, subdivision c, thereof, to permit extension of use in connection with the existing garage substantially as proposed and as indicated on plans filed with this application marked "Received June 2, 1949," six sheets, for the purpose of occupying the additional portion of the premises for the sale of gasoline and accessory uses as shown on such plans *on condition* that the existing gasoline pumps in front of the present garage building shall be removed; that all signs on the walls of the existing garage building shall be painted out and the side walls shall be kept painted without signs; that the balance of the premises where the gasoline service station is proposed shall be leveled substantially to the grade of Springfield boulevard; that the accessory building shall be arranged as shown and shall in all other respects comply with the requirements of the building code; that there shall be no windows in the accessory building to the rear at the east or to the north; that connection between the accessory building and the existing garage may be permitted as shown; that the balance of this portion of the plot shall be surfaced with concrete or tarvia or other reasonably impervious paving; that gasoline pumps shall be erected not nearer than 10 ft. from the base of the pumps to the building line; that curb cuts to the premises shall not exceed two (2) 30 ft. cuts and one (1) 12 ft. cut in front of the present garage, located where indicated with no portion of any curb cut nearer than 5 ft. to the northerly side lot line as prolongated; that all other curb cuts shall be removed; that the sidewalk and curbing shall be reconstructed or repaired to the satisfaction of the borough president; that the equipment within the accessory building for greasing and washing shall be of the hydraulic type; that welding shall be maintained in a separate section of the accessory building as indicated; that repairing may be permitted within the accessory building with hand tools only; that the number of gasoline storage tanks shall not exceed six (6) 550 gallon tanks; that the existing gasoline tanks in front of the garage building shall be removed or filled to the satisfaction of the fire commissioner; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that signs shall be restricted to permanent signs attached to the garage building and to the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs and all wall signs, but permitting the erection within the plot near the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that the front of the existing garage building shall be faced with masonry or stucco for the full height; that lot 7 at the corner of Springfield boulevard and 104th avenue under the same ownership shall not be used in conjunction with the existing garage and proposed gas station; that such lot shall be kept properly fenced and not occupied except for conforming use; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

842-49-BZ

APPLICANT—Joseph Lau, for Adolfo Bertolini, owner (Richard Bertolini, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, B area district, the extension of existing business at first story, using more than the area permitted.

PREMISES AFFECTED—421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau, Gino E. Bertolini and Joseph Lombardi.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (842-49-BZ)

WHEREAS, Joseph Lau for Adolfo Bertolini, owner, Richard Bertolini, lessee, filed November 17, 1949 an application under section 7c of the zoning resolution, to permit in a residence use, B area district, the extension of an existing business building at the first story, using more than the area permitted, affecting premises 421 Pleasant avenue and 455 East 122nd street, northwest corner (Block 1810, Lot 21), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin, laid over to November 21, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 122nd street is in a residence use, B area, class 1½ and 2 height district, Pleasant avenue is in a residence use, A and B area, class 2 height district, and the site is in a residence use, B area and class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated October 17, 1949, acting on amendment to Alt. Applic. 716-49 reads:

"A-14. Proposed extension of business at 1st story in a residential district is contrary to Zoning Resolution, Art. 2, Sec. 3.

A-15. Proposed extension at 1st story covering entire yard is contrary to Zoning Resolution, Art. 4, Sec. 12B."

and

WHEREAS, the applicant states that the premises consist of a plot, 17 feet, 11 inches frontage by 66 feet in depth, on which is located a building 17 feet, 11 inches front by 43 feet in depth, 4 stories, of class 3 construction, presently used as store, office and dwellings for which Certificate of Occupancy 21447-36 (Alt. 3307-35) has been issued for business and residence, when the site was in an unrestricted use district; that it is proposed to build a fireproof extension 16 feet by 17 feet, 11 inches at the rear of the existing building, one story, 8 feet in height, to be used solely as a kitchen; and

WHEREAS, the applicant contends that the zoning was changed from an unrestricted use to residential use on May 28, 1938 by the City Planning Commission; that the restaurant use was approved by the Department of Housing and Buildings under Alt. 3307-1935 and Alt. 478-37, which shows on plans in the block and lot folder, restaurant counter space on the second floor to be used in conjunction with the first floor use, and kitchen for restaurant on the second floor, with stair at the rear leading to the first floor; that the present owner purchased these premises about two years ago for his two G.I. sons for a business and in order to change the second floor to an apartment for one of his sons, has invested a considerable sum in alterations and repairs to modernize the building; that the restaurant business has prospered and the present cooking facilities have become inadequate to handle the business and it is therefore proposed to build a one-story fireproof extension 16 feet by 17 feet, 11 inches at the rear of this corner lot, which will occupy the entire yard area; that the present 16 foot yard depth shall be maintained from the second tier up, and that there is a front unoccupied area of 5 feet which will be maintained unoccupied; that in all other respects the entire building will comply with the building code and a new certificate of occupancy will be obtained; that in all respects the proposed alterations will safeguard the character of the district and in general will be an improvement inasmuch as it makes available to the neighborhood a well equipped restaurant for its use and convenience; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution, and that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of unnecessary hardships.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit as to extension of use a one story kitchen extension at the rear of the lot as proposed and as indicated on plans filed with this application marked "Received November 17, 1949," seven sheets, and revised plans marked "Received November 6, 1950," four sheets and under section 21 as to extension of area *on condition* that the extension shall be used only in conjunction with the proposed and existing first floor occupancy; that the second floor occupancy formerly used in connection with the restaurant shall be used only for a conforming use as a residence of the owner; that there shall be no windows on the rear or lot line walls of the proposed extension; that any exhaust fan or flue connection for use with the kitchen shall be toward the easterly side of the extension and shall be extended above the main roof; that the fire escape at the rear of the building shall be maintained and reconstructed to comply with the requirements of the Multiple Dwelling Law; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

150-50-BZ

APPLICANT—Henry Nordheim, for Wiljay Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a retail use district, the reconstruction and extension to accessory building of existing gasoline service station.

PREMISES AFFECTED—1413 Williamsbridge road and 2733 East Tremont avenue, westerly intersection (Block 4076, Lot 1), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (150-50-BZ)

WHEREAS, Henry Nordheim for Wiljay Realty Co., owner, filed February 28, 1950 an application under sections 7a and 7c of the zoning resolution, to permit in a retail use district the reconstruction and extension to an accessory building of an existing gasoline service station, affecting premises 1413 Williamsbridge road and 2733 Tremont avenue, northwest corner (Block 4076, Lot 1), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin, and laid over to November 21, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Williamsbridge road is in retail and business use, C area, class 1½ height districts, and that East Tremont avenue and the site are in a retail use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1950, acting on amendment to Alt. Applic. 432-49, reads:

"Gasoline service station, in a retail use district, is contrary to Article 2, Section 4-A, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 133.94 feet frontage by 124.96 feet in depth (triangular) on which is located a building 16 feet, 5 inches by 32 feet, 5 inches, one story, 13 feet in height, used as an office; that there is an open lift adjoining the office and there are six 550-gallon gasoline tanks with four dispensing pumps; that it is proposed to extend the existing building to enclose the present grease lift 23 feet, 6 inches to Williamsbridge road and fronting 25 feet, 2 inches on Williamsbridge road, of class 3 construction; and

WHEREAS, the applicant contends that on this plot a gasoline station has existed since 1908 and he filed Alt. Applic. 360-08 for the owner, who at that time was Owen Clinton; that at that time there were three buildings on the plot, a two-story frame dwelling in which Mr. Clinton

resided, a one-story frame accessory store and a metal, one story office; that the one-story frame store and the two-story frame dwelling were finally demolished by permit, Demolition Applic. 47-1948 and that at that time the department found no fault and did not then raise the issue of spreading the area of the gasoline station; that the demolition of these frame fire hazards made a vast improvement to this junction of two main thoroughfares and the question is whether the department thought it best to get rid of these or spread the area of the gasoline station; that subsequently another permit was issued, Misc. Applic. 104-1948 (and later revoked), for the relocation of gasoline supply tanks and the addition of three more 550-gallon tanks; that the plans filed with that application showed the entire plot and the metal office building and that no question was then raised regarding the spreading area of the station; that after the filing of Misc. Applic. 104-1948, the work of installing the six new gasoline tanks was carried on under the supervision of the department and completed, and no violation was filed for spreading the area of the station; that shortly after the new tanks were installed the owner installed a hydraulic lift and only then a series of violations were filed in rapid succession under No. C-1411 dated October 6, 1949 and Zone violation 107-49 dated December 22, 1949; that on June 2, 1949, he filed alteration plans showing a proposed masonry one-story structure to house the hydraulic lift backed up against the building on the northwesterly lot line, which was to be 23 feet 6 inches by 25 feet 2 inches and which is objected to as spreading the area of the station; that this station is conducted in a very neat and clean condition and is an asset to the neighborhood; that it is the only gasoline station within a radius of one quarter mile, and as many cars congregate at Westchester square for shopping, it is a great convenience to drivers; and

WHEREAS, the zone was changed from business to retail use district on April 26, 1945; and

WHEREAS, it appears that the gasoline station area originally permitted in 1919 has been increased without approval and violations were issued therefor; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district requirements of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the extension and rearrangement of the existing gasoline service station substantially as proposed and as indicated on plans marked "Received February 28, 1950," three sheets, which rearrangement includes changes permitted under Misc. Applic. 104-48 before such application was revoked by the borough superintendent and also the proposed structure to enclose the greasing pits, all as shown on such plans *on condition* that the curb cuts shall not exceed those now existing; that the curbing and sidewalks adjoining the premises shall be reconstructed or repaired by the owner to the satisfaction of the borough president; that the plot shall be regraded as necessary so as to be at or above the established level of the sidewalks at the street line; that there shall be no windows constructed in the rear wall to the west; that the balance of the premises shall be paved with concrete or bituminous paving; that the pumps shall be not nearer than 10 ft. to either street building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection within the plot near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

443-49-A

APPLICANT—Herman Kron, for Bessie Deutch and Saul Deutch, owners.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—337-339 Roebling street and 264 Havemeyer street, east side Roebling street, 61 ft. north of corner of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.
APPEARANCES—
For Applicant: Herman Kron and George G. Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

520-50-A

APPLICANT—Fein's Tin Can Co., Inc., for Bush Terminal Co., owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building #58); (Block 725, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: M. S. Bierer.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for inspection and decision without further argument.

630-50-A

APPLICANT—Continental Terrace, Incorporated, owner.
SUBJECT—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.
APPEARANCES—
For Applicant: J. Allan Guild.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for further consideration by the Board.

360-30-A—Vol. II

APPLICANT—Horn and Hardart Co., owner.
SUBJECT—Application reopened September 12, 1950 as Vol. II—re Appeal from a decision of the fire commissioner (previously granted on condition).
PREMISES AFFECTED—691-699 11th avenue, west side, from West 49th to West 50th streets, 605-607 West 49th street and 600-624 West 50th street (basement through 3rd floors); (Block 1097, Lots 27, 32½, 36 and 40), Borough of Manhattan.
APPEARANCES—
For Applicant: John F. Louv and Charles W. Egbert.
For Administration: E. A. Meyer, Fire Dep't.

MINUTES

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (360-30-A—Vol. II)

WHEREAS, this appeal was reopened by a vote of the Board September 12, 1950, on application of Horn and Hardart Company, owner, to consider a new decision of the fire commissioner, affecting premises 691 to 699 11th avenue, west side between West 49th and West 50th street, 605 to 607 West 49th street and 600 to 624 West 50th street (Block 1097, Lots 27, 32½, 36 and 40), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner dated June 6, 1950 (folder No. 3600-1), reads:

"In reply to your letter of May 24, concerning the change in your refrigerating equipment, please be advised that the proposition as outlined is contrary to the provisions of Article 18 of Chapter C19 of the Administrative Code and the resolution of the Board of Standards and Appeals 360-30-A."

and

WHEREAS, the applicant states that the building is 3 stories, basement and penthouse, 69 ft. 8 in. in height; 200 ft. 10 in. by 375 ft. and 550 ft. in area, of fire proof construction, erected in 1903, located in an unrestricted use district and used and occupied since 1929 throughout for bakery and storage of food products, meat, ice cream, etc., 75 persons in the basement, 112 persons on the 1st floor, 164 persons on the 2nd floor, 110 persons on the 3rd floor and 40 persons in the penthouse; that the building is equipped with an approved standpipe system and approved one-source sprinkler system and approved interior fire alarm system and regular monthly fire drills are maintained; that there are two interior stairs and three fire towers, 3 ft. 8 in. wide of fireproof construction from roof to street; and

WHEREAS, the applicant states that the building is equipped with a refrigerating system of the direct method type, consisting of machinery located in the cellar, enclosed in brick walls, equipped with fireproof doors, with flow and return pipes extending to evaporating coils in the cellar, on the 1st, 2nd and 3rd stories, using ammonia as the refrigerant; that this system has been in operation since 1916 with permits from the Fire Department; that on February 3, 1931, the Board permitted the continuance of the existing system and on October 1, 1935, the Board permitted a change in condensers from the double pipe to the shell and tube type and the installation of additional compressors, on condition that there be no more than 4500 lbs. of ammonia in the system; that the present equipment includes shell and tube type condensers in the cellar equipment room using city water for condensing; that it is now necessary to discontinue the use of city water and to install water conservation equipment consisting of cooling towers or evaporative condensers; that the use of a cooling tower is undesirable as it will require the use of the existing old condensers and receivers in the basement and will result in the increase of the operating pressures of the system; that permission is therefore sought to install new evaporative condensers and a new receiver on the roof over the 3rd floor on the 50th street side of the building; and

WHEREAS, the applicant contends that with the proposed installation the operating pressures of the ammonia refrigerant will be lower and consequently safer with the use of the evaporative condensers than with a cooling tower; that new equipment, consisting of evaporative condensers and receiver, will replace old equipment, condensers and receivers in the cellar; that a large portion of high pressure ammonia refrigerant will be on the roof where the hazard in the event of leaks is less than in the cellar; that the advantage to be gained by the proposed installation outweighs the objection to the refrigerant mains passing through the roof; and

WHEREAS, the applicant has filed plans with this appeal marked "Received November 15, 1950," showing the proposed installation, 11 sheets, including details of concrete pipe chase from basement to roof, enclosing the ammonia and liquid discharge lines, such chase to be provided with fixed open louvres 5 ft. high on four sides having a total louvre area of approximately 180 sq. ft., located above the roof; and

WHEREAS, the applicant states that in the event the Board grants this appeal complete drawings will be filed with the borough superintendent showing the alterations herein proposed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1931, as amended by resolution adopted on October 1, 1935, to permit the refrigerating system to be reconstructed substantially as proposed and as indicated on plans filed with this appeal, marked "Received November 15, 1950" (11 sheets), *on condition* that in all other respects the system shall comply with all laws, rules and regulations applicable thereto; that in all other respects the requirements of the resolution as amended on October 1, 1935, shall be complied with; and that the system shall be installed and maintained to the satisfaction of the fire commissioner.

481-42-A

APPLICANT—A. L. Andujar, for The Texas Co., owner.

SUBJECT—Application for consideration—reopening and rescindment of resolution of July 21, 1942—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block 2263, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution of July 21, 1942 rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION OF JULY 21, 1942—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (481-42-A)

WHEREAS, this appeal from a decision of the borough superintendent; premises, 451-457 Flushing avenue and 713-721 Bedford avenue, northeast corner (Block No. 2263, Lot No. 1), Borough of Brooklyn, was granted by the Board on July 21, 1942, on certain conditions, as to installation of (6) six 1,000 gallon gasoline storage tanks; and

WHEREAS, the applicant requested rescindment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution adopted on July 21, 1942, in view of the resolution adopted this day under calendar No. 1101-41-BZ, Volume II.

733-50-A

APPLICANT—Voorhees, Walker, Foley and Smith, for New York Telephone Company, owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—193 Manhattan avenue, northwest corner of West 108th street (13th floor and roof); (Block 1844, Lot 12), Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Klein, John M. Ferry and Vincent A. Bianculli.

For Administration: E. A. Meyer, Fire Dep't.

MINUTES

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (733-50-A)

WHEREAS, Voorhees Walker Foley and Smith, for New York Telephone Company, owner, filed October 5, 1950, an appeal from a decision of the fire commissioner, affecting premises: 193 Manhattan avenue, northwest corner of West 108th street (Block 1844, Lot 12), Borough of Manhattan; and

WHEREAS, the decision of the fire commissioner, dated September 11, 1950, reads:

"Your request for approval to install a refrigeration system under the conditions you specify at 193 Manhattan Ave. must be denied. Under Sect. C19.98.0.B of the Administrative Code we are constrained from giving such approval."

and

WHEREAS, the applicant states that the building is 13 stories, 217 feet, in height, 100 ft. 11 in. by 92 ft. in area, fireproof construction, erected in 1916 on a lot 100 ft. 11 in. by 100 ft. in area, located in a business use, B area, class 1½ height district, used and occupied since 1917 as a telephone exchange with boiler room and storage in the cellar; that the building is provided with an approved standpipe system and an approved interior fire alarm system, one interior stair and one fire tower, each 3 ft. 8 in. wide, of steel construction, masonry enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states that it is proposed to install supply and exhaust fans on the 4th floor, where the air circulated to and from the air conditioned spaces is cooled by passing over cooled water coils; that the water is cooled on the 13th story and is circulated by pumps in a closed system located in a pipe and duct shaft between the 4th and 13th stories and cooled in evaporative condensers on the roof, directly above the compressor room; the Freon gas thus travels from the condensors to the chillers on the 13th story then to the roof through the evaporative condensors and back to the compressors on the 13th story; that at no time does the Freon pass through the apparatus in contact with conditioned air circulated through the building; and

WHEREAS, the applicant contends that due to the fact the evaporative condensors are located outside the building, the proposed system is in effect a direct system; that a strict interpretation of the Administrative Code would result in practical difficulty to the owner; and

WHEREAS, Certificate of Occupancy #8933 issued December 3, 1924, upon completion of work under Alt. Applic. 2406/22 permits the present use and occupancy of the building; and

WHEREAS, examination of Fire Department folder #600.26 indicates that on July 14, 1950 it was proposed by the applicant to the Fire Commissioner that in connection with the construction of Building C, under Alt. Applic. 1721/49, the air-conditioning system was included to serve several stories of the building, consisting basically of supply and exhaust fans in the 4th story where the air circulated to and from the conditioned spaces is cooled by passing over cooled water coils; that the chilled water is cooled in a chiller on the 13th floor and circulated by pumps in a closed system between the 4th and 13th stories; that the water is chilled by Freon gas compressed in the 13th story and cooled in evaporator condensors on the roof.

Resolved, that the decision of the fire commissioner, dated September 11, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the installation of the refrigerating system substantially as proposed and as indicated on plans filed with this appeal, marked "Received October 5, 1950" (9 sheets), *on condition* that the system shall comply with the requirements in all other respects and shall be installed and maintained to the satisfaction of the fire commissioner.

Adjourned: 4:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 21, 1950

2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

APPEALS FROM ADMINISTRATIVE DECISIONS

551-40-S—Vol. II

APPLICANT—Julius Bleich, for Chand Realty Corp., owner.
SUBJECT—Application reopened May 31, 1950 as Vol. II—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—3-7 West 22nd street, north side, 120 ft. west of 5th avenue (1st floor, lobby); (Block 824, Lot 32), Borough of Manhattan.
APPEARANCES—
For Applicant: Julius Bleich.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal denied.
THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (551-40-S—Vol. II)

WHEREAS, this application for a variation from the requirements of the Labor Law as cited in orders of the fire commissioner, and a decision of the borough superintendent affecting premises 3-7 West 22nd street, north side, 120 ft. west of Fifth avenue (Block 824, Lot 32), Borough of Manhattan, was withdrawn as Vol. I July 2, 1940; and

WHEREAS, this application was reopened and granted by the Board May 13, 1941, on certain conditions; and

WHEREAS, this appeal was reopened as Vol. II May 31, 1950, to consider a new decision of the borough superintendent, upon application of Julius Bleich, for Chand Realty Corp., owner, filed May 5, 1950, from a decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated April 21, 1950, as to Bldg. Notice App. 1057/50, reads:

"1. The use of a counter in a passageway for the sale of tobacco, candy and lunch counter, is contrary to rule 10 of the "Factory Exit Rules", as adopted by the Bd. of S. & A. Construction of counter also to comply with said rule."

and

WHEREAS, the applicant states the building is 10 stories, 115 ft. in height, 82 ft. by 98 ft. 9 in. in area, of fireproof construction, erected in 1900, located in an unrestricted use, B area, class 2 height district, used and occupied since 1900: Cellar—boiler room and motor room, 2 persons; 1st floor—importers of novelties, 15 persons; 2nd floor—importers of toys, 12 persons; 3d floor—offices, 12 persons; importers of novelties and cigar manufacturing, 20 persons; 4th floor—manufacturing leather straps and clothing, 20 persons; 5th floor—manufacturing clothing, 20 persons; 6th floor—manufacturing plastic table cloths, novelties, 20 persons; 7th floor—manufacturing dolls, 20 persons; 8th floor—embroidery and sports clothing, 20 persons; 9th floor—clothing and embroidery manufacturing, 20 persons; 10th floor—distributing restaurant checks, manufacturing clothing and leather wallets, 20 persons; penthouse—super-

intendent's apartment; that the building is equipped with an approved standpipe system, an approved fire alarm system and regular monthly fire drills are maintained; that there are two 3 ft. 8 in. wide fireproof stairs, one of which leads to roof bulkhead and both of which lead to street; that one stairs is provided with ladder and scuttle to the roof; that there are two fire escapes, one extending to roof by stair and the other by ladder with egress from their lowest termination through adjoining buildings; and

WHEREAS, the existing exits were accepted by the Board May 31, 1941, under Vol. I of this calendar number; and

WHEREAS, Certificate of Occupancy #30040 was issued November 13, 1943, permitting the use of the building throughout as a factory, 75 persons per floor, in accordance with resolution adopted March 30, 1943, by the Board under Cal. No. 974-40-A, which accepted the existing stair enclosures; and

WHEREAS, the applicant contends that the present candy and cigar counter occupying an area of 5 ft. by 12 ft. on the 1st floor lobby has existed for fifteen years and is used for the selling of cigars, cigarettes, candy and coffee, cake and soft drinks; that no one stands at the counter more than five to ten minutes; that there are no stools; that there is an existing Board of Health license #3358 issued June 23, 1949 to expire June 23, 1950, permitting the conduct of a restaurant; that such license has been issued to the present tenants for the past seven years; and

WHEREAS, the premises were inspected by a committee of the Board, which inspected the counter in question and is not in favor of permitting a counter with open flames for preparing food or drink in a passageway leading from the main exit of a factory building.

Resolved, that the decision of the borough superintendent, acting on Bldg. Notice App. 1057-50, objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied.*

708-50-A

APPLICANT—Anthony M. Salvati, for William D. Tendler and Herman Kishner, owners (United States Post Office, lessee).

SUBJECT—Appeal from a decision of the borough superintendent and an application filed pursuant to section 35 General City Law re bed of mapped street—proposed widening of Metropolitan avenue.

PREMISES AFFECTED—133-03 Jamaica avenue, north side, 100 ft. east of 132nd street (Block 9284, Lot 6 and part of Lot 9), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (708-50-A)

WHEREAS, Anthony M. Salvati for William D. Tendler and Herman Kishner, owners (United States Post Office, lessee) filed October 6, 1950 an application pursuant to section 35 of the General City Law, affecting premises 133-03 Jamaica avenue, north side, 100 ft. east of 132nd street (Block 9284, Lot 6 and part of Lot 9), Jamaica, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated October 5, 1950, acting on N.B. Applic. 6380-50 reads:

"1. Proposal to use portion of the lot located within the mapped widening of Metropolitan ave. for computation of allowable area permitted to be built upon by the Zoning Resolution is contrary to Sec. 35 of the Gen'l City Law. Obtain approval of Bd. of Standards and Appeals."

and

WHEREAS, the applicant states that the proposed building will be one story 17 ft. in height, 200 ft. by 123 ft. 6 in. in area on a lot 210.195 ft. by 233.50 ft. and 145.05 ft. irregular in area, located in a business use D area class 1 height district, and will be of class 3 construction, used and occupied as follows: cellar—storage and boiler room; 1st floor—post office; and

WHEREAS, the applicant contends that the proposed building will occupy 52% of the property; that the widening of Metropolitan avenue of approximately 37 ft. has been placed on the final city map; that when the proposed widening is completed the building will be in excess of the coverage permitted in a D area district; that due to the fact that this proposed widening may not take place for a number of years, the owner is requesting permission to use the portion of the plot within the mapped widening, which portion is in the same ownership as the balance of the plot, to be used as a basis of computation of the allowable area of coverage under the provisions of the zoning resolution; and

WHEREAS, the plans filed with this appeal indicate that no portion of the proposed building will project into the mapped widening of Metropolitan avenue; and

WHEREAS, in the opinion of the Board there is no bar under section 35 of the General City Law against including the area, proposed on the City Map to be taken for street widening, in the computation under the zoning resolution as to permitted coverage so long as the portion of the premises proposed to be acquired for street purposes is not included in the portion of the premises proposed to be built upon without obtaining a variance from this Board.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 6380/50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the portion of the plot within the mapped widening of Metropolitan avenue to be included in computing allowable area permitted to be built upon under the zoning resolution.

1-50-A

APPLICANT—William Shary, for Clifman Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—37-01 Vernon boulevard and 8-02 37th avenue, southeast corner (Block 358, Lot 16), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: William Shary.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to docket.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

588-50-A

APPLICANT—Metropolitan Greenhouse Manufacturing Corp., owner.

SUBJECT—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1851 Flushing avenue, north side, 56 ft. east of Onderdonk avenue (1st floor); (Block 3393, Lot 94), Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Saul Jacobs.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

1095-48-A

APPLICANT—Irene von Horvath, for Martha Washington Associates, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street (Block 859, Lot 26), Borough of Manhattan.
APPEARANCES—
For Applicant: Natalie B. Michel.
ACTION OF BOARD—Laid over to December 19, 1950, at 2 P.M. at request of the applicant.

845-49-A

APPLICANT—Walter Hesse, for 625 Madison Avenue Corp., owner (F. G. Shattuck Co., lessee).
SUBJECT—Application reopened-restored to docket October 17, 1950—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).
PREMISES AFFECTED—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan.
APPEARANCES—
For Applicant: Walter Hesse.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950 at 2 P.M. at request of the applicant to file more complete plans.

848-49-A

APPLICANT—Walter Hesse, for 40 East 88th Street, Inc., owner (F. G. Shattuck Co., lessee).
SUBJECT—Application reopened-restored to docket October 17, 1950—re Appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).
PREMISES AFFECTED—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan.
APPEARANCES—
For Applicant: Walter Hesse.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950, at 2 P.M. at request of the applicant.

633-49-A

APPLICANT—Lama, Proskauer and Prober, for 56 Meserole Corp., owner (Roman Furniture Co., lessee).
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama and Isidore Schiffenbauer.
For Administration: Thomas A. Larkin, Fire Dep't.
ACTION OF BOARD—Laid over to December 19, 1950, at 2 P. M. for inspection and decision without further argument.

458-50-A

APPLICANT—American Dock Company, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 3, Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.
APPEARANCES—
For Applicant: A. J. Arbuckle and Kenneth N. Milnes.
ACTION OF BOARD—Laid over to December 12, 1950, at 2 P.M. for applicant to file complete plans of piers.

459-50-A

APPLICANT—American Dock Company, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of Victory boulevard and Bay Street—Pier 2—Upper New York Bay, Block 200, Lot 1), Tompkinsville, Borough of Richmond.
APPEARANCES—
For Applicant: A. J. Arbuckle and Kenneth N. Milnes.
ACTION OF BOARD—Laid over to December 12, 1950, at 2 P.M. for applicant to file complete plans of piers.

460-50-A

APPLICANT—American Dock Company, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Piers 4 and 5, Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.
APPEARANCES—
For Applicant: A. J. Arbuckle and Kenneth N. Milnes.
ACTION OF BOARD—Laid over to December 12, 1950, at 2 P.M. for applicant to file complete plans of piers.

485-50-A

APPLICANT—John J. McNamara, for Morilla Realty Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.
APPEARANCES—
For Applicant: John E. Fabregas, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 12, 1950, at 2 P.M. at request of the applicant to file revised plans as suggested by the Board after inspection.

662-50-A

APPLICANT—Samuel A. Hertz, for Libby Gershowitz, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel A. Hertz and Isidore Gershowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 5, 1950, at 2 P.M. for applicant to file revised plan.

672-50-A

APPLICANT—Samuel Rosenblum, for Jack Labe, owner.
SUBJECT—Appeal from a decision of the borough superintendent.

MINUTES

PREMISES AFFECTED—2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 2 P.M. for inspection and decision without further argument.

674-50-A

APPLICANT—Gilbert I. Prowler, for James A. Watson, Jr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street (Block 522, Lots 1, 21 and 29), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: Gilbert I. Prowler and Harry M. Sushan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950, at 2 P.M. for further consideration after the applicant has furnished a program for conducting ground tests.

747-50-A

APPLICANT—Fred Liese, for Herbert G. Dittmer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

APPEARANCES—
For Applicant: Fred Liese.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 2 P.M. for inspection and decision without further argument.

766-50-A

APPLICANT—Judenfreund, Gelbman and Glick, for Petrob Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—64-66 East 86th street, south side, 164 ft. 5⅓ in. east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Judenfreund and Jacob Kaplan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to November 28, 1950, at 2 P.M. to obtain records from Department of Housing and Buildings.

ZONING APPLICATIONS

204-24-BZ

APPLICANT—Rosemary Peter, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under Section 7e of the zoning resolution, permitting in a residence use district, the change of occupancy from garage for more than five motor vehicles, to a junk shop for a temporary term of two years.

PREMISES AFFECTED—469-475 Hemlock street, east side, 100 ft. south of Liberty avenue (Block 4200, Lots 9 and 10), Borough of Brooklyn.

APPEARANCES—
For Applicant: Rosemary Peter.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (204-24-BZ)

WHEREAS, this application under the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building to a garage for more than five motor vehicles, affecting premises 469-475 Hemlock street, east side, 100 ft. south of Liberty avenue (Block 4200, Lots 9 and 10), Borough of Brooklyn, was granted by the Board May 27, 1924, on certain conditions; and

WHEREAS, on October 3, 1934, the resolution was amended to permit for a term of two years, the substitution of the garage use to that of a junk shop, on certain conditions; and

WHEREAS, the term of variance was extended from time to time, the last such extension having been granted on November 16, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1924, as *amended* through November 16, 1948, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7e for a term of five (5) years from the date of this *amended* resolution to permit the storage of pickles and similar material *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a certificate of occupancy shall be obtained (App. 1816-24)."

(Remaining minutes will be printed in the Bulletin of December 5, 1950).

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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UNIVERSITY OF ILLINOIS

BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

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DIRECTORY
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.
Address all communications to the Chairman

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Notice of Hearing Calendar.

Remaining Minutes of the Meeting of November 21, 1950, Affecting Calendar Numbers 92-37-BZ—Vol. III, 558-37-BZ, 263-46-BZ, 609-49-BZ, 62-34-BZ—Vol. II, 796-41-BZ—Vol. II and 516-46-BZ—Vol. II .

Minutes of Regular Meeting, Tuesday Morning, November 28, 1950, Affecting Calendar Numbers 417-27-BZ—Vol. II, 726-27-BZ—Vol. II, 120-35-BZ—Vol. II, 831-41-BZ—Vol. II, 224-50-BZ, 315-50-BZ, 326-50-BZ, 337-50-BZ, 606-50-BZ, 612-50-BZ, 614-50-BZ, 620-50-BZ, 712-50-BZ, 738-50-BZ, 1046-48-BZ, 465-50-BZ, 766-28-BZ—Vol. IV, 216-40-BZ—Vol. II, 599-44-BZ—Vol. II, 489-48-BZ—Vol. II, 1046-48-BZ, 597-49-BZ—Vol. II, 126-50-BZ—Vol. II, 593-50-BZ, 594-50-BZ, 629-50-BZ, 338-50-A, 219-50-A, 734-50-A and 764-50-A.

Minutes of Regular Meeting, Tuesday Afternoon November 28, 1950, Affecting Calendar Numbers 419-39-SM—Vol. II, 563-42-SA, 42-45-SM—Vol. II, 67-46-SM, 119-47-SM, 292-48-SM, 777-49-SM, 297-50-SM, 502-50-SM, 530-50-SA, 798-39-SM, 816-39-SM, 501-48-SA, 518-43-SM, 830-46-SM, 589-50-SA, 590-50-SA, 567-50-A, 576-50-A, 789-50-A, 802-50-A, 708-42-A, 118-49-A—Vols. I and II, 730-46-A—Vol. II, 773-50-A, 284-50-A, 560-50-A, 578-50-A, 766-50-A, 845-41-BZ, 442-42-BZ, 91-45-BZ, 773-48-BZ, 861-48-BZ, 812-23-BZ—Vol. II, 173-44-BZ, 722-46-BZ, 8-48-BZ—Vol. II, 16-49-BZ, 663-49-BZ—Vol. II and 40-47-BZ.

Opening Protective Assemblies, Rules for Inspection of.

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to November 28, 1950

Cal. No. *Dept.* *Premises Affected*

836-50-BZ—H.B.Q.—162-57 14th avenue and 162-50 13th avenue, intersection of (Block 4594, Lot 74), Beechhurst, Borough of Queens, Alt. 3294-48.

837-50-A—F. D.—260-262 47th street, south side, 180 ft. west of 3rd avenue(Block 763, Lot 32), Borough of Brooklyn, Decision re 20976-LC.

838-50-BZ—H.B.B.—3767-3777 Nostrand avenue and 2925-2933 Avenue Y, northeast corner (Block 7422, Lot 46), Borough of Brooklyn, N.B. 1656-50.

839-50-BZ—H.B.M.—153-161 East 24th street, north side and 150-158 East 25th street, south side, 84 ft. west of 3rd avenue (Block 880, Lot 37), Borough of Manhattan, Alt. 2001-50.

840-50-A—H.B.M.—562 West End avenue, east side, 100 ft. south of West 88th street (Block 1236, Lot 2), Borough of Manhattan, Alt. 1092-45.

841-50-SM—Fiberglas Acoustical Tile (membrane faced), manufactured by Owens-Corning Fiberglas Corp., Material.

842-50-A—H.B.M.—2475 2nd avenue, southwest corner of East 12th street (Block 1791, Lot 25), Borough of Manhattan, Alt. 1933-50.

843-50-A—H.B.M.—360 Madison avenue and 19-27 East 45th street, northwest corner (Block 1281, Lot 17), Borough of Manhattan, Amendment to Alt. 2094-46.

844-50-A—H.B.Bx.—444 Willis avenue, east side, 25 ft. north of East 145th street (2nd floor); (Block 2290, Lot 2), Borough of The Bronx, Alt. 43-50.

845-50-BZ—H.B.Q.—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner (Block 12326, Lot 21), St. Albans, Borough of Queens, Alt. 2551-50.

846-50-SM—Chevron Starting Fluid Capsules (for dispensing fluid into diesel and gas engines), manufactured by R. P. Scherer Corp., Material.

847-50-BZ—H.B.B.—2288 Flatbush avenue, west side, 160 ft. south of Fillmore avenue (Block 8509, Lot 49), Borough of Brooklyn, Alt. 3564-50.

848-50-BZ—2449 2nd avenue and 255-259 East 125th street, northwest corner (Block 1790, Lots 23, 123 and 124), Borough of Manhattan, N.B. 34-50.

849-50-BZ—75-44 Main street, 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens, N.B. 6160-50.

850-50-A—H.B.Q.—75-44 Main street, 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens, (under section 35, General City Law re building partially in bed of mapped streets—Vleigh road and 76th avenue).

851-50-A—H.B.M.—81 Walker street, south side, 36 ft. east of Cortland Alley (Block 195, Lot 11), Borough of Manhattan, Alt. 2054-50.

852-50-A—M. & A.—Foot of Cabot street (Block 2605, Lot 350 and part of Lot 2), East River, Borough of The Bronx, (under section 35, General City Law re bed of mapped street—Cabot street).

853-50-A—H.B.B.—684 4th avenue, west side, 47 ft. 2 in. north of 19th street (1st floor); (Block 633, Lot 39), Borough of Brooklyn, Alt. 1166-49.

854-50-BZ—H.B.M.—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan, Amendment to Alt. 986-50.

855-50-A—H.B.M.—444-446 10th avenue, southeast corner of West 35th street (Block 732, Lot 70), Borough of Manhattan, Amendment to Alt. 986-50.

Restored to Docket

730-46-A—Vol. II—H.B.M.—31-33 Frankfort street, south side, 147 ft. 7¾ in. east of William street (1st floor); (Block 103, Lot 15), Borough of Manhattan, Alt. 1712-50.

518-43-SM—Kalamein 1 and ½ Hour Fire Test Door Assembly (previously approved), manufactured by Metal Covered Door Associates, Material.

830-46-SM—The U. S. Stoneware Co., Ceramic Diluting Sump Tank, manufactured by The United States Stoneware Co., Material.

663-49-BZ—Vol. II—H.B.Bx.—1920 Bruckner boulevard, southwest corner of Virginia avenue (Block 3677, Lot 73), Borough of The Bronx, Alt. 879-50.

8-48-BZ—Vol. II—H.B.M.—336-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lots 32 and 35), Borough of Manhattan, N.B. 186-50.

812-23-BZ—Vol II—H.B.Bx.—681-695 East Tremont avenue, 1964 Belmont avenue, northeast corner and 1967 Crotona avenue (Block 3079, part of Lot 42), Borough of The Bronx, Amendment to Alt. 711-50.

722-46-BZ—H.B.B.—158 Tompkins avenue, west side, 55 ft. north of Hart street (Block 1767, Lot 42), Borough of Brooklyn, Alt. 3952-46.

173-44-BZ—H.B.B.—127-129 Kingsland avenue, west side, 125 ft. north of Herbert street (Block 2829, Lot 27), Borough of Brooklyn, Alt. 8-44.

16-49-BZ—H.B.Q.—Northeast corner of Little Neck parkway and 260th street and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Creedmore, Borough of Queens, N.B. 596, 598, 599-48.

CALENDAR

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of ....Dec.	3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules....Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form ....Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules ....July	13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of ....June	10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)...Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules ....Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings ....Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)....June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on ....Sept.	10, 1946—Vol. 31, No. 37
Factory Exit Rules ....Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior) ....May	6, 1947—Vol. 32, No. 18
Fire Drill Rules ....Sept.	5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..Nov.	14, 1950—Vol. 35, No. 46
Fire Retarding Rules for Garages, etc. ....July	18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of ....Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for ....Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules ....May	25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules ....Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection ....June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules ....Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules ....Jan.	17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings ....Dec.	5, 1950—Vol. 35, No. 49
Plumbing Rules ....Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ....Aug.	3, 1937—Vol. 22, No. 31
Procedure Rules of ....May	30, 1950—Vol. 35, No. 22
Smoking in Factories, Rules for....Sept.	7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc....Nov.	21, 1950—Vol. 35, No. 47
Sprinkler, Rules ....June	14, 1949—Vol. 34, No. 24A
Standpipe Fireline Rules ....June	29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting...June	8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...Sept.	7, 1932—Vol. 17, No. 23
	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19....Jan.	24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 5, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 5, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

524-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of George Massabni and May Massabni, owners, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing; premises 4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

186-37-BZ—Reopened April 25, 1950 as Volume III—Application, March 29, 1950, under sections 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of 711 Westchester Avenue Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formally dismissed for lack of prosecution re erection of a public garage); premises 711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

164-38-BZ—Reopened October 18, 1949 as Volume II—Application, September 28, 1949, under section 7f of the zoning resolution, of Joseph M. Lonergan, applicant, on behalf of David Rosen, owner, to permit in a business use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, and office, for a term of fifteen years (previously dismissed by the Board for lack of prosecution); premises 172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6881, Lot 32), Flushing, Borough of Queens.

290-50-BZ—Application, April 28, 1950, under sections 7e and 21 of the zoning resolution of Multer and Seymour, applicants, on behalf of Saul Schecter and Louis Kotler, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); premises 693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

263-48-BZ—Reopened, February 15, 1950 as Volume II, Application, January 31, 1950, under sections 7e and 21 of the zoning resolution of Imre Chairman, applicant, on behalf of 493 Monroe Street Corporation, owner

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Benjamin H. Cohen (Monroe Metal Products Corporation, successor); (lessee), to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the nonconforming use, (factory), by the proposed driveway through the business use portion of the plot; premises 674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

212-50-BZ—Application, March 13, 1950, under sections 7e, 7f and 7i of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Jeanette G. Willis, owner, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department; and to permit the erection and maintenance of a gasoline service station; premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.

614-50-BZ—Application, August 17, 1950, under sections 7e and 21 of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Helen Horemiotis, owner, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed laundry, and the erection of more than one building on the lot; premises 153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

319-33-BZ—Reopened, July 25, 1950 as Volume II—Application, July 6, 1950, under sections 7e and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Ralph J. Herman, Dorothy P. Herman, Edward L. Herman and Helen Herman, owners, to permit in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor repairs incidental to new car service, to an existing gasoline service station (previously granted by the Board) without the required rear yard; premises 234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

196-35-BZ—Reopened, October 24, 1950 as Volume II—Application, August 25, 1950, under sections 7c and 7i of the zoning resolution of Morton S. Cahn, applicant, on behalf of Dominick Mustello, owner, to permit in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station to include lubritorium, auto washing, storage and sale of accesories, motor vehicle repairs and office; premises 40-13 Astoria boulevard north (23rd drive) and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

86-37-BZ—Reopened, October 17, 1950 as Volume II—Application, October 3, 1950, under section 7h of the zoning resolution of Andrew DiCamillo, applicant, on behalf of Governor Clinton Company, Incorporated, owner (Louis Gottlieb, doing business as Maiden Lane Parking Company, lessee), to permit in a restricted retail use district, the parking and storage of more than five motor vehicles (previously granted by the Board for lots 68 and 69—expired September 26, 1946); premises 148 West 31st street, south side, 200 ft. 6 inches east of 7th avenue (Block 806, Lot 69), Borough of Manhattan.

776-45-BZ—Vol. II—Reopened September 19, 1950—Application, July 7, 1950, under sections 7e and 7h of the zoning resolution of John P. Riley, applicant, on behalf of New York City Housing Authority, owner, to permit in a residence and retail use, district, the change of use of building adjacent to heating plant (building #8) from storage to garage for the storage of management and maintenance motor vehicles located in residence use district; premises 450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Building 8); (Block 356, Lot 1), Lillian Wald Houses, Heating Plant, Borough of Manhattan.

561-50-A—450 Lillian Wald drive and Blocks bounded by East Houston street, East 6th street, Avenue D and Franklin D. Roosevelt drive (Building 8, Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan.

289-40-BZ—Vol. II—Reopened November 14, 1950—re application of Irving M. Fenichel applicant on behalf of Lerad Realty Corp., owner, previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, extension in height of an existing building (milk bottling and distribution station); premises 103 Bruckner boulevard (formerly 447 to 457 East 133rd street), north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69 inclusive), Borough of The Bronx.

564-50-BZ—Applications, July 24, 1950, under section 21 of the zoning resolution of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5, 6), Borough of Brooklyn.

616-50-BZ—Application, August 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mary Cadden, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Barnes avenue and Astor avenue (Block 4354, Lots 7 and 8), Borough of The Bronx.

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626-50-BZ—Application, August 23, 1950, under section 7h of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Mary Maroon, owner, to permit in a residence use district, the parking and storage of motor vehicles for a temporary period; premises 358 West 53rd street, south side, 150 ft. east of Ninth avenue (Block 1043, Lot 58), Borough of Manhattan.

688-50-BZ—Application, October 3, 1950, under sections 7f and 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Samuel Hyman, owner (Seymour Hyman, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office; and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of ten years; premises 3749 Third avenue, west side, 106.26 ft. north of St. Pauls Place (Block 2911, Lot 68), Borough of The Bronx.

768-50-BZ—Application, October 19, 1950, under section 7e of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Bernard Haussman, owner, to permit in a business use district, the proposed manufacturing on 2nd and 3rd floors in excess of the area of the lot; premises 1805 Church avenue, north side, 25 ft. 6¼ inches east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 5, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 5, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

575-49-SM—F. Schumacher and Company Nylon Woven and Printed Fabrics (flameproofed fabrics); (amendment of resolution to include Schumacher's All Nylon Velvet.

452-50-SA—Martin Elevator Company, Incorporated Fuse Protector.

367-49-SA—Armstrong Oil Burner—Models D1-1 and D1-2 (burners used in Units 8004-L6-110, 8004-L5-110, 8004-L5-175 and 8004-L5-200.

397-50-SA—G-R Style B Fuel Oil Heater (fuel oil preheater—steam).

479-50-SA—City Gas and Oxygen Bench Blow Torch—Model GO-115.

500-49-SA—Metropac Oil Burner—Model 1-B.

206-49-SA—Nageldinger Pressure Regulators (to regulate and control compressed gases) types N602 to N609 inclusive, N-1-414 to N-1-424 inclusive, N-1-900, N-1-902, NR-302, NR-234, NR-221.

926-49-SM—Chase 2 Inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap With 2 Inch Standard Pipe Size Cast Brass Union Outlet Connection With Cleanout.

927-49-SM—Chase 2 Inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap With 2 Inch Standard Pipe Size Cast Brass Union Outlet Connection (Less Cleanout).

928-49-SM—Chase 1½ Inch New York 17 B & S Gauge Seamless Brass Tube Lavatory Trap With 1½ Inch Standard Pipe Size Cast Brass Union Outlet Connection With Cleanout.

929-49-SM—Chase 1½ Inch New York Regulation Lavatory Trap—Model 178-085, Less Cleanout.

242-50-A—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

662-50-A—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

674-50-A—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner and 33-52 to 33-68 13th street (Block 522, Lots 1, 21, 29), Long Island City, Borough of Queens.

578-50-A—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

766-50-A—64-66 East 86th street, south side, 164 ft. 5⅓ inches east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan.

560-50-A—84-09 Talbot street, southeast corner of 84th avenue (5th floor); (Block 3357, Lot 12), Kew Gardens, Borough of Queens.

714-50-A—239-11, 239-17 and 239-21 147th avenue, north side, 94.98 ft., 141.65 ft. and 188.32 ft. east of Brookville boulevard (Block 13539, Lots 53, 57 and 58); 239-14 and 239-18 147th avenue, south side, 40.86 ft., and 102.15 ft. west of 240th street (Block 13738, Lots 99 and 101) and 147-04 240th street, southwest corner of 147th avenue (Block 13737, Lot 104), Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

215-50-BZ—Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

342-50-BZ—Application, May 4, 1950, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Bros. Estates, Inc., owner to permit in the business use, C and D area district, portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted; premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12, and 13), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

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633-50-BZ—Application, September 7, 1950, under sections 7A, 7e, 7f, and 7i of the zoning resolution of Norman Lederer and Leonard Joseph, applicants, on behalf of Lenia Eisenberg and Ida Lena Sackman, owners, to permit in a business and residence use, B area district, the erection and maintenance of a garage, for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area, and to permit curb cut and entrance on Clinton Place beyond the permitted distances from the intersection; premises 2175 Jerome avenue and 8 Clinton place, southwest corner, (Block 3195, Lot 86), Borough of the Bronx.

638-50-BZ—Application, September 11, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Edwin H. Thatcher, applicant, on behalf of Edward F. Glacken, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, office, salesroom, and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years; premises 9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, 9), Borough of Brooklyn.

673-50-BZ—Application, September 26, 1950 under sections 7f and 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Harry Weiser, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line; premises 284-288 South 9th street, and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

726-27-BZ—Reopened October 17, 1950 as Volume II—Application, September 26, 1950, under sections 7f and 7e of the zoning resolution of Edward Sharf, applicant, on behalf of William Luhrs, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, locker room storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced; premises 74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

606-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

523-38-BZ—Reopened September 12, 1950 as Volume II—Application, July 20, 1950, under sections 7c and 7h of the zoning resolution of Samuel Rosenblum, applicant on behalf of Abraham L. Dorgin, owner, to permit in a residence and business use district, the parking and storage of motor vehicles (previously granted by the Board in business portion of lot—expired September 19, 1946); premises 23-24 31st street, north side, 100 ft. east of 23rd road (Block 842, Lot 80), Astoria, Borough of Queens.

737-28-BZ—Reopened October 3, 1950 as Volume III—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irerra and Luongo, applicants, on behalf of Frank Mosner, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and the parking and storage of more than five motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 31-02 to 31-10 28th avenue and 28-01 to 28-09 31st street, southeast corner and 31-01 to 31-09 28th road (Block 619, Lots 45-50 inclusive), Astoria, Borough of Queens.

1174-38-BZ—Reopened October 24, 1950 as Volume II—Application, September 21, 1950, under section 7h of the zoning resolution of Robert Teichman, applicant, on behalf of Fifth Avenue Kinney, Incorporated, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan.

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463-50-BZ—Application, June 26, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Patrick Filomio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, for a term of fifteen years; premises 3217 Boston road, northeast corner of Laconia avenue (Block 4614, Lot 22), Borough of The Bronx.

566-50-BZ—Application, July 25, 1950, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 8102-8112 3rd avenue and 274-284 81st street, southwest corner (Block 5996, Lot 39), Borough of Brooklyn.

660-50-BZ—Application, September 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, on behalf of William Saloy and A. B. Gifford, owners, to permit in a retail and residence use district, the reconstruction of existing gasoline service station, autowashing, sale of auto accessories and office; premises 157-02 to 157-10 Rockaway boulevard and 144-01 to 144-11 157th street, southeast corner (Block 4276, Lot 1), Springfield, Borough of Queens.

721-50-BZ—Application, October 13, 1950, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Carl Gesser, owner, to permit in a residence use, F area district, the extension to existing dwelling and dentist's office without the required setback; premises 77-37 249th street and 249-01 Union turnpike, northeast corner (Block 8502, Lot 30), Bellerose, Borough of Queens.

723-50-BZ—Application, October 13, 1950, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of John Albergo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 173 to 177 Palmetto street, west side, 150 ft. north of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.

835-49-BZ—Application, November 18, 1949, under section 7c of the zoning resolution, of James E. Doherty, Jr., applicant of Louis Verratti, owner, to permit in a residence use district, the extension of existing business building (restaurant); premises 165-01 to 165-17 Baisley boulevard, and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

836-49-A—165-01 to 167-17 Baisley boulevard, 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens (an application pursuant to Sec. 35 of the General City Law re bed of mapped street).

630-50-A—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

538-50-A—2523-2529 Kings Highway, 1502-1508 East 26th street, northwest corner and 2512-2524 Avenue O, southwest corner of East 26th street (4th floor and roof); (Block 6772, Lot 4), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

520-48-SM—Precast Building Sections (Masonry Walls).

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

1-50-A—37-01 Vernon boulevard and 8-02 37th avenue, southeast corner (Block 358, Lot 16), Long Island City, Borough of Queens.

631-50-A—1114 Madison avenue, west side, from north side of East 82nd street to south side of East 83rd street, 21 East 82nd street and 28-30 East 83rd street (Block 1494, Lot 15), Borough of Manhattan.

504-50-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provision of sections 102 or 231 of the Multiple Dwelling Law re means of egress; premises 164 West 79th street, south side, 150 ft. east of Amsterdam avenue (Block 1150, Lot 56), Borough of Manhattan.

684-50-A—99-04 to 99-10 211th street, southwest corner of 99th avenue, west side of 211th street, 50 ft. south of 99th avenue and 99-07 to 99-15 Bellaire place, southeast corner of 99th avenue, east side of Bellaire place, 142 ft. south of 99th avenue (Block 10878, Lots 51, 55, 59 and 61), Queens Village, Borough of Queens.

722-50-A—710 Courtlandt avenue, east side, 50 ft. south of East 155th street (Block 2401, Lot 6), Borough of The Bronx.

763-50-A—77 East 121st street, north side, 20 ft. west of Park avenue (Block 1747, Lot 55), Borough of Manhattan.

776-50-A—301 West 90th street and 621 West End avenue, northwest corner (new partial 6th floor); (Block 1251, Lot 18), Borough of Manhattan.

804-50-A—109-115 West 26th street, north side, 150 ft. west of Avenue of the Americas (5th, 6th, 8th and 9th floors); (Block 802, Lot 31), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-44-BZ—Reopened February 17, 1948 as Volume III —Application, January 26, 1948, under section 7i of the zoning resolution of Herman Kron and Son, applicants, on behalf of Bessie Deutch and Sol Deutch, owners, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section

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7c) in a building used as a garage for more than five motor vehicles and showroom; premises 337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

789-49-BZ—Application, September 19, 1950, under sections 7f and 7i of the zoning resolution, of Irrera and Luongo, applicants, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied); premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, auto-washing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

596-46-BZ—Reopened October 24, 1950 as Volume II—Application, August 30, 1950, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Hyman Friedman, Incorporated, owner, to permit in a residence use D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area; premises Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner, (Block 5679, Lot 1), Borough of Brooklyn.

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

120-35-BZ—Reopened April 18, 1950 as Volume II—Application, March 13, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Estate of Andon E. Andon, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district); premises 63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; premises 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

163-50-BZ—Application, February 20, 1950, under section 7e of the zoning resolution, of Alfred Gross, applicant, on behalf of Permanent Land #12 Corporation, owner (Glen Oaks Village #12, Inc., lessee), to permit in a residence use district, the erection of a garage for five snow removal trucks, for a term of years; premises 70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens.

164-50-A—70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (first floor, Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens (Application pursuant to Sec. 36 of the General City Laws to permit the erection of a building not fronting on a mapped street).

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

331-32-BZ—Reopened October 10, 1950 as Volume III—Application, September 20, 1950, under sections 7e and 7f, of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Company, owner, to permit in a local retail and business use district, the extension of the accessory building on an existing gasoline service

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station, and the installation of an additional dispensing pump and curb; and to consider the extension of time and term of variance (expired November 13, 1950); premises 2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Co., Inc, lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

16-49-BZ—Application reopened November 28, 1950 for consideration as to amendment of resolution—re Application, previously granted on condition under sections 7h and 21 of the zoning resolution, of James Pasta, applicant, on behalf of Permanent Land #12 Corp., owner, permitting in a residence use, F area district, the erection of more than one building on a lot, without the required rear and side yards and without required setbacks and the parking of more than five motor vehicles on unbuilt portions of lot; premises Northeast corner of Little Neck parkway and 260th street and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Creedmore, Borough of Queens.

823-49-BZ—Application, November 29, 1949, under sections 7f, 7h and 7e of the zoning resolution of Henry George Greene, applicant, on behalf of Flygo Holding Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto-laundry, sales room and office, and the parking and storage of more than five motor vehicles; premises 1-11 Van Sicklen street, 2-10 Lake street and south side of Kings Highway from Lake street to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

635-50-BZ—Application, September 9, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Murjac Estates, Incorporated, owner, to permit in the retail use district portion of site, the erection and maintenance of a gasoline service station, auto washing, lubrication, accessory sales and office, for a term of fifteen years; premises 247-23 to 247-39 Jamaica avenue and 249-25 to 249-31 91st avenue, northeast corner (Block 8662, Lot 50), Bellerose, Borough of Queens.

695-50-BZ—Application, August 17, 1950, under sections 21 and 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of S. A. Morrison, owner (Kingsbury Clothes, lessee), to permit in a business use, C area district, the erection and maintenance of an extension to existing building fronting on East New York avenue using more than the area permitted, and permitting the building fronting on Pitkin avenue to be maintained, exceeding the permitted area and as one lot a court must be provided on each side lot line above first stair level, and each court must be located along the angle bi-sector of the angle formed by the intersection of East New York avenue and Pitkin avenue so as to provide proper block ventilation; and to permit more than one building on a lot; premises 1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

710-50-BZ—Application, September 26, 1950, under section 7c of the zoning resolution of Charles Abrahams, applicant, on behalf of Timothy J. Keyes, owner, to permit in a residence use, C area district, the change in occupancy of existing two car accessory garage, to store and to extend existing real estate office area, premises 232 East 31st street and 3017 Beverly road, northwest corner (Block 4915, Lot 35), Borough of Brooklyn.

724-50-BZ—Application, October 17, 1950, under section 7c and 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Anthony LaMura, owner, to permit in a residence use, A area district, the erection and maintenance of a garage using more than the permitted area; premises 2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx.

729-50-BZ—Application, October 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Henry Bender, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include auto washing, lubritorium, sale of accessories and office; premises 14-08 to 14-14 36th avenue and 36-02 to 36-10 21st street, southwest corner (Block 349, Lot 16), Long Island City, Borough of Queens.

839-50-BZ—Application, November 22, 1950, under sections 7c and 21 of the zoning resolution, of Albert J. Courtney, applicant, on behalf of Centaur Realty Company, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, more than the permitted coverage of total floor area for manufacturing; premises 153-161 East 24th street, north side and 150-158 East 25th street, south side, 84 ft. west of 3rd avenue (Block 880, Lot 37), Borough of Manhattan.

731-50-BZ—Application, October 19, 1950, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of Marion L. Katz, owner, to permit in a local retail C area district, the erection and maintenance of a commercial building (stores), using more than the permitted area; premises 176-178 Avenue of the Americas, east side, 114 ft. 2 in. north of Spring street (Block 504, Lots 5 and 6), Borough of Manhattan.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

696-50-A—1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

850-46-SM—Selectrol Engineering Company Fill Pipe Terminal.

62-33-SA—Florence Oil Heater, Models KC-9, GC-6, GC-7, GS-27, CH-28, CH-29, CH-27, RH-7 and RH-9; (reopened October 4, 1949 re amendment of resolution as to change of model numbers).

230-50-SA—Columbia Oil Burner Models CST, CMH, and CSH.

501-50-SM—Dualseal fill-pipe Terminal for Fuel Oil and Gasoline.

449-40-SA—Reznor and Carrier Gas Heaters (reopened July 13, 1948 re amendment of resolution to include additional sizes and models); (re amendment of resolution to include new line of heaters).

741-50-SA—Federal Non-Clog Sewage Pump—Models VSA and CSY.

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553-50-SM—Dobbi Ranch Brick.

982-41-SM—Naisco Three-Hour Rolling Steel Door (re amendment of resolution as to change of guides widths).

92-50-SA—Amco Gasoline Dispensing Pump—Models 902, 903, 904, 905, 906 and 907.

372-50-SM—United States Gypsum Company Quietone, Slotted Auditone, Perforated Auditone Fire Retarded with U.S.G.-F.

349-50-SM—United States Gypsum Company Fire Retardant Weather Wood Insulating Tile, Plank and Building Board (Fire Retarded with USG Fire Retardant).

545-50-SM—Amweld Steel Door—1⅜ in. Flush Steel Door and Frame.

1023-48-SM—American Steel Door, 1¾ in. Flush Steel Door and Frame (re amendment of resolution so as to permit the use of additional lock sets as alternates).

320-50-SA—Ansul Model 350-A (300 lb. capacity) Dry Chemical Fire Extinguisher.

319-50-SA—Ansul Model 30-B (30 lb. capacity) Dry Chemical Fire Extinguisher.

318-50-SA—Ansul Model 20-B (20 lb. capacity) Dry Chemical Fire Extinguisher.

322-50-SA—Ansul Model 350-S (300 lb. capacity) Dry Chemical Fire Extinguisher.

324-50-SA—Ansul Model 150-A (150 lb. capacity) Dry Chemical Fire Extinguisher.

323-50-SA—Ansul Model 4 (4 lb. capacity) Dry Chemical Fire Extinguisher.

321-50-SA—Ansul Model 150-S (150 lb. capacity) Dry Chemical Fire Extinguisher.

556-49-SA—Wilmot Castle Company Pressure Water Sterilizers.

557-49-SA—Wilmot Castle Direct Water Filling Steam Generator for Dressing Sterilizer.

465-48-SM—Kaylo Precast and Reinforced Short Span Insulating Roof Tile (re amendment of resolution as to change of steel reinforcement).

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

747-50-A—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

672-50-A — 2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan.

737-50-A—1555 Walton avenue, west side, 175.33 ft. south of East Mount Eden avenue (Block 2845, Lot 48), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo, applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

173-44-BZ—Application reopened November 28, 1950 for consideration as to extension of term of variance—re Application, previously granted on condition under section 7e of the zoning resolution, of William A. Lacerenza, applicant on behalf of Antonetta Trupiano, owner (Ralph DeLuca, lessee), permitting in a business use district, the conversion of occupancy of an existing building from light storage to a junk shop, for a term of two years; premises 127-129 Kingsland avenue, west side, 125 ft. north of Herbert street (Block 2829, Lot 27), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 16, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

735-50-A—Application filed pursuant to Section 36 of the General City Law to permit the erection of a building not fronting on a mapped street; premises 180-44 Liberty avenue, south side, 528 ft. west of Dunkirk street (Block 10343, part of Lot 40), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of the Meeting of November 21, 1950).

92-37-BZ—Vol. III

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and storage of more than five motor vehicles.

PREMISES AFFECTED—1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (92-37-BZ—Vol. III)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit in a business use district the parking and storage of more than five (5) motor vehicles, affecting premises 912 East 172nd street and 1509-1519 Southern boulevard, southwest corner (Block 2977, Lot 103), Borough of The Bronx, was denied by the Board as Vol. I, June 2, 1937; and

WHEREAS, a later application under section 7c of the zoning resolution, to permit in a business use district the extension of an existing gasoline service station so as to include the parking and storage of more than five motor vehicles, was granted by the Board as Vol. II June 24, 1941, on certain conditions; and

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of use of the gasoline service station to include retail sales, lubritorium, car washing and motor vehicle repair shop and increase in the extent of area for parking and storage of more than five (5) motor vehicles, affecting premises 1515 Southern boulevard, southwest corner of East 172nd street (Block 2977, Lot 103), Borough of The Bronx was granted by the Board November 16, 1948, as Vol. III, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 9, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 16, 1948, as *amended* on November 9, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

"... that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution (N.B. 196-48)."

558-37-BZ

APPLICANT—Philip S. Garozzo, for City of New York, new owner; Michael Garozzo, lessee; (Arabrab Realty Corp., former owner).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, for a term of two years, permitting in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—62-66 Henry street and 23-29 Market street, southwest corner (Block 277, Lots 24 to 27, inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Philip S. Garozzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (558-37-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of more than five motor vehicles, affecting premises 62-66 Henry street and 23-29 Market street, southwest corner (Block 277, Lots 24 to 27, inclusive), Borough of Manhattan, was granted by the Board September 27, 1938, on certain conditions; and

WHEREAS, the term of variance was extended December 1, 1942, November 13, 1945 and December 20, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1938, as *amended* December 20, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *Granted* under Section 7h for a term of two (2) years from the date of this *amended* resolution to permit ... and that other than as herein *amended* the conditions of the *amended* resolution of December 20, 1949 shall be complied with; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution; that a certificate of occupancy shall be obtained (Alt. Applic. 1836-49)."

263-46-BZ

APPLICANT—Smith and Aigner, for Olive O. Kalmus, owner.

SUBJECT—Application for consideration—reopening and consideration of revision of working plans—Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the erection of a building to be used as a store, automobile repair shop, garage for more than five motor vehicles and gasoline service station.

PREMISES AFFECTED—65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Randolph M. Smith and Olive O. Kalmus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working plans approved.

THE VOTE TO REOPEN, AMEND RESOLUTION AND APPROVE REVISED WORKING PLANS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (263-46-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in a residence use district the erection of a building to be used as store, automobile repair shop, garage for more than five motor vehicles and gasoline service station; premises 65-01 to 65-05 Kissena boulevard, southeast corner of 65th avenue (Block 6742, Lot 10), Flushing, Borough of Queens, was granted by the Board July 16, 1946, on certain conditions; and

WHEREAS, the resolution was amended and time to obtain permits and complete the work was extended July 15, 1947; and

WHEREAS, time to obtain permits and complete the work was extended June 29, 1948 and September 13, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution and approval of revised working drawings as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby *approve* revised working drawings superseding working drawings approved by the Board on July 23, 1946, as in substantial compliance with the resolution adopted by the Board on July 16, 1946, as *amended* on July 15, 1947 and as follows: building to be reduced in size at the easterly portion in open area facing 65th street; increase of the building facing 65th avenue approximately 12 ft. easterly and other minor changes; that the requirements of the revised working plans hereby approved shall be carried out without change; that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 1097-46).

609-49-BZ

APPLICANT—A. H. Salkowitz, for Reliable Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under sections 7f and 7A of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with a business entrance more than the permitted distance from the intersection.

PREMISES AFFECTED—72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens.

APPEARANCES—
For Applicant: Abraham H. Salkowitz.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (609-49-BZ)

WHEREAS, this application under section 7f and 7A of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with a business entrance more than the permitted distance from the intersection, affecting premises 72-02 Northern boulevard, southeast corner of 72nd street (Block 1245, Lot 1), Jackson Heights, Borough of Queens was granted by the Board November 29, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 3952-49)."

62-34-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening to consider proposed reconstruction—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use, C area district, the reconstruction of a gasoline service station, auto repair shop, lubritorium, auto laundry, previously granted on condition.

PREMISES AFFECTED—6502-6504 Fort Hamilton parkway and 928-936 65th street, southwest corner (Block 5750, Lots 19 and 20), Borough of Brooklyn.

APPEARANCES—
For Applicant: George G. Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider reconstruction of the existing station.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

796-41-BZ—Vol. II

APPLICANT—Lehman and Fitzsimons, for Edward J. Murphy, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7c, 7e, 7f, 7h, 7i and 7A of the zoning resolution, to permit in retail and residence use, D area district, the erection and maintenance of a gasoline service station, lubrication, office, storeroom, motor vehicle repair shop, car washing and parking and storage of motor vehicles with vehicular entrance contrary to Section 7-A of the Zoning Resolution (previously withdrawn).

PREMISES AFFECTED—207-05 Linden boulevard, north side, from 207th street to Nashville boulevard; 116-37 to 116-45 207th street, 116-44 to 116-54 Nashville boulevard and 116-38 to 116-42 208th street (Block 11080, Lots 181 (new) 3, part of 6, 140, part of 183 (old), St. Albans, Borough of Queens.

APPEARANCES—
For Applicant: John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

516-46-BZ—Vol. II

APPLICANT—Paul Friedman, for Carbetty Realty Co., Inc., owner; Prospect Motors, lessee.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under section

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7i of the zoning resolution, to permit in a business use district, the inclusion of a limited motor vehicle repair shop on premises previously granted for use as automobile showroom, offices and storage of parts and accessories, and the sale and display of more than five motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—521-539 Fourth avenue, 194-202 14th street and 149-155 15th street (Block 1041, Lots 1 and 4), Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 5:15 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 28, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 14, 1950, were approved as printed in the Bulletin of November 21, 1950, Vol. 35, No. 47.

ZONING APPLICATIONS

417-27-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium.

PREMISES AFFECTED—1805-1817 Fulton street, and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron and George G. Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, 10 A.M., for applicant to file revised plans and to furnish information to the Board as to approval for erection of existing greasing pits.

726-27-BZ—Vol. II

APPLICANT—Edward Sharf, for William Luhrs, owner.

SUBJECT—Application reopened October 17, 1950—re application (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf, Morton S. Cahn and Milton G. Gordon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, 10 A.M. for applicant to submit revised plan.

120-35-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Estate of Andon E. Andon, owner.

SUBJECT—Application reopened April 18, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office.

PREMISES AFFECTED—63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke and Bernard Yoskowitz.

For Opposition: Richard M. Munfried, Frank O. O'Connor, William S. Peek, James Chernow, Mary Giannasca, Josephine Lieby, Dorothy Kamjian, V. Chekenian and Francis P. Flynn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, 10 A.M. for inspection and decision without further argument.

831-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Beach 35th Street and Boardwalk Corporation, owner.

SUBJECT—Application reopened July 5, 1950—re Application (decision of the borough superintendent)—under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides).

PREMISES AFFECTED—34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: Edward Hoffman, for the Department of Parks, Abraham R. Margulies and Albert Deutsch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, 10 A.M. for inspection and decision without further argument.

224-50-BZ

APPLICANT—Henry Nordheim, for August J. Cunningham, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D-1 area district, the erection and maintenance of a two family dwelling and one car private garage.

PREMISES AFFECTED—2734 Laconia avenue, east side, 325 ft. south of Arnow avenue (Block 4521, Lot 21), Borough of The Bronx.

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APPEARANCES—
For Applicant: Henry Nordheim.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application placed on reserve calendar; applicant to apply to Planning Commission for change of zone.

315-50-BZ

APPLICANT—A. J. Daidone, for Dept. of Public Works, City of New York, owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted.
PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.
APPEARANCES—
For Applicant: Saul Greenhill.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950, 10 A.M. for applicant to notify affected owners in area.

326-50-BZ

APPLICANT—Charles Levy, for Michael Romagno, Jerry and Ida Zipparo, Domenick Macry, Aurelio Cervellini, Deborah Levy, Frank and Josephine Pirrallo and Charles Bertolo, owners.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D1 area district, the change in occupancy from one family dwellings to two family dwellings.
PREMISES AFFECTED—2557 to 2569 Laconia avenue, west side, 100 ft., 125 ft., 150 ft., 175 ft., 200 ft., 225 ft. and 250 ft. south of Allerton avenue (Block 4452, Lots 56, 57, 58, 59, 60, 61 and 62), Borough of The Bronx.
APPEARANCES—
For Applicant: Harry H. Rifkin.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application placed on reserve calendar; applicant to apply to Planning Commission for change of zone.

337-50-BZ

APPLICANT—William H. Altman, for Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station.
PREMISES AFFECTED—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950, 10 A.M. for inspection by a committee of the Board, and for decision.

606-50-BZ

APPLICANT—Samuel Carr, for Pearl Resnick and Celia Zipes, owners.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted.
PREMISES AFFECTED—5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.
APPEARANCES—
For Applicant: Samuel Carr.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 12, 1950, 10 A.M., for consideration by the Board after applicant has notified actual property owners.

612-50-BZ

APPLICANT—Irrera and Luongo, for Michael Carracio, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the crection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs.
PREMISES AFFECTED—24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner (Block 687, Lot 16), Astoria, Borough of Queens.
APPEARANCES—
For Applicant: Raymond Irrera, Carlo Caraccio and Michael Caraccio.
For Opposition: E. Thebner, Edw. Hoffman, for the Department of Parks, and Thoral Thorsen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 9, 1951, 10 A.M. for inspcction and decision without further argument.

614-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Helen Horemiotis, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed automobile laundry, and the erection of more than one building on the lot.
PREMISES AFFECTED—153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: Alfred A. Lama and Peter Sprague.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 5, 1950, 10 A.M. for applicant to obtain information from borough superintendent.

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620-50-BZ

APPLICANT—Robert Gottlieb, for Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—South east corner of 224th street and Bronx boulevard (Block 4819, Lots 42, 45 and 48), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Alvin F. Golankiewicz.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, 10 A.M. for applicant to submit revised plans.

712-50-BZ

APPLICANT—Henry G. Harris, for Esther B. Lewis and Rhoda Seymour, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7A of the zoning resolution, to permit in the residence use portion of lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection.

PREMISES AFFECTED—2304 Sedgwick avenue and 170-182 Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

APPEARANCES—

For Applicant: Henry G. Harris.

For Opposition: John J. Mangan, L. D. Barton, Marie Payne, George A. Payne and Wm. M. Kilgannon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951, 10 A.M. for inspection and decision without further argument.

738-50-BZ

APPLICANT—Jerome N. Wanshel, for Federal Garage, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a business use district, the alteration to existing storage garage and the erection, and maintenance of a gasoline service station and lubritorium.

PREMISES AFFECTED—248-264 Throop avenue and 203-209 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerome N. Wanshel and Morton Cahn.

For Opposition: Mr. Bonfield, Nathan Udell, E. Rosado, A. Lublin, J. Marpet, A. Kamenson, Sarah Tobin, Annie Ginsberg, J. Fisher, F. Lignetta, D. Wieder, I. Greenberg, A. Scanzano, A. Shepshay and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, 10 A.M. at request of objectors; no further adjournment and no further notices to be sent.

1046-48-BZ

APPLICANT—Lama, Proskauer and Prober, for American Ice Co., owner.

SUBJECT—Application reopened November 8, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and unrestricted use district, the change in occupancy from ice plant to storage garage for more than five motor vehicles, motor vehicle repair shop, welding, auto laundry, painting, spraying, boiler-room and office; and the parking and storage of more than five motor vehicles on unbuilt upon portion of the lot.

PREMISES AFFECTED—1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust avenue (Block 6736, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael Flax.

For Opposition: Philip Hershaft and Louis A. Jackson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application withdrawn by the applicant, the Board having no jurisdiction, as application comes within the purview of Section 21-A.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1046-48-BZ)

WHEREAS, a public playground (school athletic field) exists within 200 feet of the subject premises, which precludes action by the Board under Section 21-A of the Zoning Resolution.

Resolved, that the application be and it hereby is *withdrawn*.

465-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Elias Rubin, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station to include lubritorium, car washing, motor vehicle repairs, accessory sales and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—112-01 to 112-29 Colonial avenue and 58-44 to 58-52 Van Cleef street, southwest corner, 110-47 to 110-49 Horace Harding boulevard and 59-43 to 59-47 Van Doren street (Block 1971, Lots 52, 54, 55, 58, 60, 61, 63 and 64), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Mae Ryan, Vera Palermo, Beatrice Cuspino, Theresa Punzi, Anna Nicotra, and Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

766-28-BZ—Vol. IV

APPLICANT—Andrew Di Camillo, for Dominick Alesi, owner.

SUBJECT—Application reopened June 27, 1950—re Application (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—820-828 East New York avenue, south side, 120 ft. west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo and Dominick Alesi.

For Opposition: Max K. Ehrlich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (766-28-BZ—Vol. IV)

WHEREAS, Andrew DiCamillo for Dominick Alesi, owner, filed May 31, 1950 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted, affecting premises 820 to 838 East New York avenue, south side, 120 feet west of Schenectady avenue (Block 4806, Lot 77), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. IV on June 27, 1950, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on November 14, 1950, after due notice by publication in the Bulletin, and laid over to November 28, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Schenectady avenue is in residence and business use, C area and class 1 height districts, and that East New York avenue and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 29, 1950 acting on N.B. Applic. 547-50, reads:

"1. The proposed structure exceeds the area permitted in a "C" area district by the Zoning Res., Art. IV, Sect. 13.b."

and

WHEREAS, the applicant states that the premises consist of a plot, 157 feet 11½ inches frontage by 95 feet in depth, presently vacant and used for the parking of more than five motor vehicles; that it is proposed to erect a building 157 feet 11½ inches front by 85 feet in depth, one story, 14 feet in height, of class 3 construction, to be used as bowling alleys and ordinary storage in the basement, and stores on the first floor; and

WHEREAS, the applicant contends that on this site it is proposed to construct a one-story and cellar business building of class 3 construction; that the cellar of the building will be used for bowling alleys and ordinary store storage and that the first floor will be used for stores; that it is proposed to construct the building the full width of the plot, 157 feet 11½ inches wide and 85 feet deep; as the plot lies in a business C area, the allowable coverage under Art. 4 Sec. 13 of the zoning resolution is 60% of the plot, or 9004 square feet; that the building as proposed will cover 89.5% of the plot or 13,490 square feet; that excess is 4486 square feet; that the building will be modern in appearance and will be a definite improvement to the neighborhood and will in no way adversely affect the adjoining property owners and that there is a need of an improvement of this type of both store and recreation center (bowling alleys); that the contemplated depth of 85 feet is required because of high rental that must be paid in the area due to the high construction costs and that this depth is required in a modern store; that the adjoining building on the southwest corner of East New York avenue and Schenectady avenue (Lot 86) is 90 feet deep and that another building on the same block, Lot 64, is approximately 90 feet deep and building on Lot 1 is 90 feet deep; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has filed revised plans omitting any exit from the proposed bowling alley in the cellar below the curb grade leading through adjoining premises on Schenectady avenue, all exits and stairs to be entirely to East New York avenue; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area above curb grade to permit the extension in area of the one-story building as proposed and as indicated on plans marked "Received May 31, 1950" (4 sheets); "September 14, 1950" (2 sheets) and revised plans marked received "November 27, 1950" (3 sheets), *on condition* that the building shall not be increased further in height or area; that the proposed cellar occupancy shall have its exits solely to East New York avenue; that there shall be no exits from such occupancy to the rear yard; that the rear yard shall be paved and drained in accordance with the requirements of the Building Code; that there shall be erected on the rear lot lines and side lot lines from the rear to the building a substantial woven wire fence of the chain-link type not less than 5 ft. 6 in. in height on concrete footing; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

216-40-BZ—Vol. II

APPLICANT—Oswald Fischer, for Vincent and Charles Rao, owners.

SUBJECT—Application reopened September 12, 1950, for consideration on new proposal—re Application (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles.

PREMISES AFFECTED—304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan.

APPEARANCES—

For Applicant: Oswald Fischer and Charles Rao.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (216-40-BZ—Vol. II)

WHEREAS, Oswald Fischer for Vincent and Charles Rao, owners, filed July 21, 1950 an application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles (previously granted, for the parking and storage of more than five motor vehicles, lots 42, 43, 46 and 48), affecting premises 304 to 316 East 107th street, south side, 100 feet east of 2nd avenue and 315 East 106th street (Block 1678, Lots 11, 42, 43, 46 and 48), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on September 12, 1950, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin, and laid over to November 28, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 2nd avenue, East 107th street and the site are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1950 acting on N.B. Applic. 106-50, reads:

"1. Construction of a storage garage for more than five motor vehicles in a business district is contrary to Article II, Section 4a, Subd. 15 of the Zoning Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 175 feet frontage by 100 feet 11 inches in depth on East 107th street and 25 feet frontage by 100 feet 11 inches in depth on East 106th street, presently vacant, except for parking on the plot facing East 106th street, under permit issued by the Department of Housing and Buildings; that it is proposed to erect a building covering the entire plot, one story, 13 feet in height, of class 1 construction, to be used as a storage garage, with two 550-gallon gasoline tanks and two dispensing pumps, with two new curb cuts, one on East 107th street and one on East 106th street; and

WHEREAS, the applicant contends that it is now proposed to erect, on the parking and storage lot, a storage garage for more than 5 motor vehicles and less than 150, with an attendant's office and lavatories and with two gasoline pumps for customers service only (one at each street entrance); that the proposed building would cover the entire plot, be one story in height, approximately 18 feet (13 feet clear to the bottom chord of the truss) and of class 1 fireproof construction; that the proposed structure will be of greater convenience, safety and protection to the general public who has for the past 10 years patronized this open parking establishment; that the incorporation of the lot fronting on East 106th street now makes it possible to bring to the attention of the public the availability of protected off-street parking facilities on this 100 foot wide trafficked thoroughfare; and

WHEREAS, the applicant states that the number of cars that can be accommodated in the garage will be between 90 and 100; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision f, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of 21 years to permit the plot to be occupied as proposed as a storage garage substantially as indicated on plans filed with this application marked "Received October 5, 1950," 4 sheets, and cellar plan marked "Received November 27, 1950," 1 sheet, *on condition* that the building shall have no cellar except for heating equipment as shown on such revised plan; that the building shall not exceed the height as proposed and shall comply with the requirements of the Building Code and the zoning resolution in all other respects; that curb cuts on East 107th street shall not exceed two, of the width as indicated, and one similar curb to East 106th street; that the gasoline selling equipment shall not exceed one 550 gallon tank and one pump located within the building not nearer than 20 ft. to the entrance and exit door at each street front; that such sale of gasoline shall be solely for servicing of cars stored within the garage and not for sale to passing motor vehicles; that no signs shall be erected on the exterior of the building advertising the sale of gasoline; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

599-44-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Application reopened March 28, 1950—re Application (decision) of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district, the extension of existing paint factory and paint storage.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Benjamin Einhorn and Solomon H. Kaplan.

For Opposition: John Weiss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (599-44-BZ—Vol. II)

WHEREAS, Lama, Proskauer and Prober for Adelphi Paint & Color Works, Inc., owner, filed February 21, 1950 an application under sections 7c and 21 of the zoning resolution, to permit in a residence use district the extension of an existing paint factory and paint storage, affecting premises 85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 feet east of 84th street and 186-21 and 186-27 Linden boulevard (Block 11396, Lots 25 and 32), Ozone Park, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on March 28, 1950, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin, and laid over to November 28, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 84th street, 135th (Dumont) avenue and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 14, 1950, acting on Alt. Applic. 2624-49, reads:

"1. The extension of a "Paint factory & paint storage" within a Residential use district is contrary to Art. 2, Section 3 of the Zoning Resolution";

and

WHEREAS, the applicant states that the premises consists of a plot, 184.18 feet frontage by 238.76 feet in depth (irregular), on which are located five buildings, all used in the manufacture of paint; and

WHEREAS, the applicant contends that the use district maps accompanying the building zone resolution show that as of July 25, 1916 the property was zoned as a business district and was changed to its present use designation on May 5, 1941; that this business has been in operation by the present owner on this site since 1920; that building 1 is a two-story fireproof building, of class 1 construction, having a frontage of 53 feet and a depth of 70 feet 6 inches, erected in 1936 as a one story building—permit 437-36 and Certificate of Occupancy 52449 with a permissible use of paint storage; that a second fireproof story was added under Alt. 1219-44 and by a variance granted by the Board under Cal. 599-44-BZ; that no new certificate of occupancy was issued after this second floor was erected;

that building 2 is a two story fireproof building of class 1 construction, having a frontage of 78 feet 2 inches and a depth of 91 feet 10½ inches, erected in 1933 under Alt. 1769-33 to replace a building also used for paint manufacturing, which was destroyed by fire in 1931; that certificate of occupancy 2763 was issued to use the building for office, storage and paint factory; that the basis of the present appeal is an extension at the rear of this building to be used as an agitator room, said extension now being partially erected; that the extension will be 10 feet 11 inches in depth and 57 feet long, 2 stories, with a height of 18 feet 2 inches and 24 feet, built in all steel construction class 5; that the exterior walls and roof will be transite covered and the floor will be of steel decking; that this proposed extension is required for the containing of agitator tanks used in the manufacture of paint and for the operation of a modern paint factory and for the expanded business of the company; that inasmuch as the entire site is devoted to a non-conforming use and the extension is for the same use, no effect on the community will be created; that the extension is at the rear of the building, in between several other buildings on the same site, and therefore it cannot affect the area or adjoining premises; that the dwellings in blocks 11364, 11365 and 11366 were erected after the zone was changed to residence, that the owners were fully aware of the existence of a paint factory and their property cannot now be adversely affected by the factory, as the value of said dwellings was pre-determined by the conditions in the area that existed when said homes were purchased; that the small proposed extension at the rear of building 2 does not create any additional hardship to the area; that building 3 is a one story fireproof building, approximately 40 feet 11½ inches by 42 feet 8¾ inches, erected under Alt. 1032-32 and certificate of occupancy 2568 was issued for "boiling varnish"; that building 4 is a masonry building, 28 feet by 32 feet, erected under N.B. 7692-40; that no certificate of occupancy was issued and the legal use is for Watchman residence; that building 5 is a one story building, masonry, 18 feet by 85 feet, erected under N.B. 7692-40; that no certificate of occupancy was issued and the legal use is for storage; that the various tanks in the open yard are used for storage of solvents, oils, and varnish, and are covered by fire department permits 48820.21 for a total of 22,800 gallons; that this permit, which was issued yearly, expired March 6, 1950; that the site has an original frontage of 184.18 feet irregular on 135th avenue (Dumont) and a depth of 160 feet on the westerly lot line and a depth of 197.04 feet on the easterly lot line; that the plot was extended at the rear and now has a frontage of 71.88 feet on Linden boulevard, the westerly lot line now being 238.76 feet and the easterly lot line 249.13 feet; that this small strip of land was of no value to any one except the owner; that a new 5 foot high chain link fence will be erected on these lots and building lines; that a 10 foot planted area will be maintained along these rear new fences at the rear lot and building lines and this rear area will be used for the storage of empty metal drums; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 30, 1945, by adding thereto:

". . . that the proposed extension at the rear for the use as proposed may be permitted as indicated on plans filed with this application marked "Received May 19, 1950," 8 sheets, showing existing and proposed conditions, and revised plans marked "Received November 21, 1950," 3 sheets, *on condition* that there shall be no further extension of the building and occupancy; that windows between the proposed extension and the existing building shall be blocked up with approved masonry on both the first and second floor, and two door openings on each floor through such rear wall to the extension shall be protected with 1½ hour fire doors as proposed and shown; that the unbuilt upon portion of the plot shall be surfaced with concrete and around the rear lot lines there shall be constructed and maintained continuously from Dumont avenue at the west to Dumont avenue at the east, except where walls of buildings exist on the lot line, a substantial woven wire fence of the chain link type erected on a masonry foundation to a total height of not less than 5 ft. 6 in.; that storage of empty drums, not over one drum high, may be permitted throughout the rear space from the rear of the varnish building to the rear lot line; that no other storage shall be permitted in the open portion of the premises; that the premises shall be kept clean of refuse and empty drums and other material in the driveway and in the open space to the northeast toward Dumont avenue; that such additional fire fighting appliances shall be maintained throughout the premises as the fire commissioner may deem advisable and necessary; that within the fence there shall be maintained hedge planting protected with concrete curbing in a space not less than 10 ft. in width; that such hedge planting shall be of a type as approved by the Commissioner of Parks; that the existing sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution."

489-48-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Harold Strauss, owner.

SUBJECT—Application reopened April 25, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by the Board) to commercial building (stores).

PREMISES AFFECTED—69-21 to 69-25 164th street, east side, 200 ft. north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (489-48-BZ—Vol. II)

WHEREAS, Burke, Morrison & Green for Harold Strauss, owner, filed March 30, 1950 an application under section 7c of the zoning resolution, to permit in a residence use district, extension and change of use from office and building material storage (previously granted by Board) to commercial building (stores), affecting premises 69-21 to 69-25 164th street, east side, 200 feet north of Jewel avenue (Block 6931, Lot 38), Jamaica, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on April 25, 1950, subject to regular procedure, to consider extension of the building; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin, and laid over to November 28, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jewel avenue is in a residence use, D area, class 1 height district, that 69th avenue, 165th street and 164th street are in residence and local retail use, D and B-1 area and class 1 height districts, and that the site is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1950 acting on Alt. Applic. 398-50, reads:

"1. As original use was approved under Cal. 489-48-BZ any change would require approval of B. of St. & A.

2. The extension of a business building within a residence district is contrary to Article 2, section 3 of zone resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 60 feet frontage by 95 feet in depth, on which is located a building 19 feet 3 inches by 48 feet 2 inches in depth, one story in height, of class 3 construction, presently used as an office and storage of building materials and equipment, granted by the Board under Cal. 489-48-BZ, Volume I, for a building 18 feet 8 inches by 40 feet in depth, one story, 11 feet in height, to be used as an office and storage of building materials and equipment, and for which certificate of occupancy 59400-49 (N.B. 10537-46) was issued for a building 19 feet 3 inches by 48 feet 2 inches in depth, for store and storage of builders materials; that it is proposed to erect an extension on the southerly side 40 feet 9 inches by 54 feet in depth, one story, 15 feet in height, of class 3 construction, to be used as stores, and to discontinue the present use of building material storage and equipment; and

WHEREAS, the applicant contends that on October 5, 1948, the Board, under Cal. No. 489-48-BZ, granted permission to erect a one-story cement block building on the site, to be occupied as building storage and office and that it has only been used for the purposes permitted under the Board's resolution, to wit, "office and storage of building materials"; that the certificate of occupancy, which was thereafter issued, permits, as a result of a typing error on the application therefor, the use to be "store and storage of building materials"; that the owner's copy of said certificate of occupancy is filed with the Board as part of the present application; that it is now desired to employ this building as a store (and not as an office) by removing the partition therein, closing up the door and window openings on the southerly side, and rebuilding the front wall, thereby conforming the existing building to the proposed extension; that the underground of the present structure is to remain unexcavated; that it is also proposed to construct a one-story side extension to the present building and that the new extension will be 40 feet 9 inches by 54 feet deep; that the front wall of the present building will be removed and rebuilt so as to provide one harmonious facade across the entire 60 foot frontage; that the brick fence wall along the front of the lot will be removed and the building material storage, which is now permitted throughout the entire open lot, will be discontinued; that the present chain link wire fence will remain on the lot lines around the rear yard and that this yard will be seeded to grass; that the total coverage of the building, including the existing building and proposed exterior, will be 3131.7 square feet, while the total area is 5,700 square feet and that this will comply with the area requirements for a D area district and the building code; that the zone was changed on September 18, 1947 from a business use to residence use; that the proposed extension and the desired use thereof as well as the present building will not adversely affect the neighborhood and will not be noxious in any way; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c, of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 398-50, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

1046-48-BZ

APPLICANT—Lama, Proskauer and Prober, for American Ice Co., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete work—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and unrestricted use district, the change in occupancy from ice plant, to storage garage for more than five motor vehicles, repairing and servicing and open air parking and storage of motor vehicles.

PREMISES AFFECTED—1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust avenue (6736, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Michael Flax.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (1046-48-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in residence and unrestricted use districts, the change in occupancy from ice plant to storage garage for more than five motor vehicles, motor vehicle repair shop, welding, auto laundry, painting, spraying, boiler-room and office, and the parking and storage of more than five motor vehicles on unbuilt upon portion of lot, affecting premises 1602-1606 Avenue L, 1201-1235 East 16th street, southeast corner and 1601-1609 Locust avenue (Block 6736, Lot 1), Borough of Brooklyn, was granted by the Board on April 26, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time in which to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1949, only so far as it has reference to the time within which to complete the work, so that as amended this portion of the resolution shall read:

". . . that in view of statement by the applicant that the work has been substantially completed, that all work shall be completed and a certificate of occupancy obtained within six (6) months from the date of this *amended* resolution."

597-49-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Fred F. French Operators, Inc., owner (Harriette Turan, lessee).

SUBJECT—Application reopened October 17, 1950—re new proposal—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years and to permit the erection of an office for attendant.

PREMISES AFFECTED—49-59 Henry street, north side, 115 ft. west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem, Leonard Levinsohn, Daniel Turan, Samuel Levy and Aaron Rabinowitz.

For Opposition: Louis Rous, Rev. Arthur H. Trois and Helene Nelson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (597-49-BZ—Vol. II)

WHEREAS, Fred C. Dahlem, for Fred F. French Operators, Inc., owner (Harriette Turan, lessee), filed September 29, 1950 an application under section 7h of the zoning

resolution, to permit in residence and retail use districts the parking and storage of motor vehicles and to permit the erection of an office for attendant, for a term of years, affecting premises 49 to 59 Henry street, north side, 115 feet west of Market street (Block 280, Lots 15 to 20 inclusive), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II on October 17, 1950, subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on November 28, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Market street is in a retail use, D area, class 1 height district; that Henry street and the site are in residence and retail use, D area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1950, acting on Alt. Applic. 1731-50, reads:

> "Parking and storage of automobiles and the erection of an office therefor, within a residence district is contrary to Sec. 3 Zone Resolution.
>
> Note: Premises partly within a residence district and partly within a retail district";

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 100 feet in depth (irregular) presently vacant; that it is proposed to use the premises for the parking and storage of motor vehicles and to erect an attendant's shelter and office, 7 ft. by 9 ft., one story, 10 ft. in height, of class 5 construction; and

WHEREAS, the zone designation was changed from business and unrestricted use to residence and retail use on April 1, 1939; and

WHEREAS, the applicant contends that while section 7(c) of the zoning resolution is not being directly invoked in this application, the Board is nevertheless requested to take into consideration that the use district boundary line (between residential and business use) passes across the rear of the lot; that the Board's attention is also directed to item K-4 of the application form; that until March 1, 1939, the rear part of the premises was classified as unrestricted use, B area, and 1½ height and the front part was classified as business use, B area and 1½ height and on that date the two parts of the premises were reclassified as retail use, D area and 1 height and residence use, D area and 1 height respectively; that the Board is accordingly respectfully requested to take into consideration that the change in zoning was a hardship on the owners, who, if the change had not taken place, would have a perpetual right to use the premises in the manner for which they are now applying for a term of years; that the premises are closely adjacent to East Broadway, which is a main traffic artery and one of the busiest retail business streets on the lower East side; that curb parking on this street is limited to one hour and that throughout the day and far into the night, this street, as well as the adjacent streets, is crowded with parked cars; that the merchants in this vicinity find that many of their customers cannot find parking space and consequently take their trade elsewhere; that there is a bus line running on East Broadway and the bus company finds that due to the congestion of traffic, it is unable to maintain its schedules, and that anything which would help to relieve the above mentioned conditions would be a benefit to the neighborhood; that there is at present a parking lot at the southwest corner of Market and Henry streets which is already overcrowded thus showing the need for further parking facilities and it should also be noted that the site of this lot has been approved for a police station and that plans therefor have been approved by the City Planning Commission and it will be only a matter of time when the cars now using this lot will be forced to find other quarters, thus adding to the present congestion; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant under section 7, subdivision h of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles, as shown on plans filed with this application marked "Received September 29, 1950" (3 sheets), *on condition* that the plot shall be leveled substantially to the grade of Henry street, surfaced with clean gravel, steam cinders or other suitable material, treated with a binder and properly rolled; that there shall be erected on the interior lot lines and the street building line a substantial woven wire fence of the chain link type, not less than 5 ft. 6 in. in height with no openings therein except one to Henry street for egress and ingress, approximately 15 ft. in width with curb cut opposite of similar width; that during the term of this variance the premises shall be occupied for no other use and no buildings shall be erected thereon, except there may be erected a building near the entrance, not over one story in height and 100 sq. ft. in area, complying with the requirements of the Building Code therefor, solely for use as office and shelter for the attendant; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that suitable bumpers shall be maintained along the fence for protection of cars against injury; that signs shall be restricted to signs attached to the fence, advertising only the storage use, the rates charged and such other information as the Commissioner of Licenses shall require; that signs shall not extend beyond the building line and shall not be illuminated; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution.

126-50-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Hogan Paint and Chemical Co., owner.

SUBJECT—Application reopened September 26, 1950 (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a manufacturing use district, the maintenance of additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55 gallon drums (previously withdrawn).

PREMISES AFFECTED—52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind and Charles T. Hogan.

For Opposition: Anthony F. Correri.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (126-50-BZ—Vol. II)

WHEREAS, M. Martin Elkind for Hogan Paint and Chemical Company, owner, filed September 6, 1950, an application under section 7e of the zoning resolution, to permit in a manufacturing use district the maintenance of an additional use (manufacturing of paints, lacquers and synthetics) for a term of years, in conjunction with an existing office, warehouse for paint storage, distribution and paint mixing, and the outdoor storage of solvents in 55-gallon drums (previously withdrawn), affecting premises 52-21 Rockaway Beach boulevard and 224 Beach 52nd street, southeast corner (Block 336, Lot 1), Edgemere, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on September 26, 1950, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin, and laid over to November 28, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Rockaway Beach boulevard is in retail, residence, business, manufacturing and unrestricted use, D area, class 1 height districts; that Edgemere avenue is in retail, residence, manufacturing and unrestricted use, D area, class 1 height districts; that Beach 52nd street is in residence, retail, manufacturing, business and undetermined use, D area, class 1 height districts, and that the site is in a manufacturing use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 29, 1950, acting on Alt. Applic. 3047-49, reads:

"1. Proposed use of premises for manufacturing of paints in a manufacturing use district is contrary to Art. II, Sect. 4F and Sect. 4a(25) of the Zone Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 feet, 3 inches frontage by 160 feet, 10 inches in depth (irregular), on which is located a building 119 feet 6 inches by 160 feet 10 inches in depth, one and two stories, 13 feet and 21 feet in height, of class 3 construction used as a warehouse for paint storage, distribution, and paint mixing; also outdoor storage of solvents in 55-gallon drums and office, for which certificate of occupancy Q58472-49 (Alt. 1233-49) was issued; that it is proposed to maintain an additional use (manufacturing of paints, lacquers and synthetics) in conjunction with the present use; and

WHEREAS, the applicant contends that the purpose of this application is to secure permission to alter the legal use of this building so as to permit the manufacture of paints, lacquers and synthetics and that no physical change of the building is intended except the installation of protective material as may be required; that the Board is respectfully petitioned under the power vested in it by Sect. 7e of the zoning resolution to grant a variance from the decision of the Queens building department and permit the proposed additional use in the affected premises for the following reasons; that there is no great degree of change from the present legal use of mixing paints to that of manufacturing paints; that the proposed use would in no way affect the exterior of the building physically and would therefore not affect adjoining property; that the nature of the proposed manufacturing process is essentially a clean one and consists of grinding pigments, mixing same with solvents, combining material of different colors to form desired colors and work of a similar nature; that no heat is required for these processes nor will there be any heat producing devices; that no varnish will be manufactured; that the equipment for manufacturing operates automatically and there would be no more than about 8 employees engaged in operating the entire manufacturing process; that prior to 1949 the premises were in an unrestricted district and the proposed use would have been legal; that the owner would have applied for such use except that he was not prepared at that time to install the full equipment for manufacturing; that he needed an interval of time to establish himself in these premises which had been recently purchased, and that the use of the premises as proposed was part of the owner's program when the property was acquired; that no odors, fumes or other objectionable conditions can possibly result from the type of operation intended and the owner is willing to guarantee that none of these conditions will materialize; and

WHEREAS, the zoning of the site was changed from unrestricted to manufacturing effective September 12, 1949; and

WHEREAS, a letter from the Fire Department, dated September 26, 1949, and addressed to the borough superintendent, states:

"I have to advise you that this office, Division of Combustibles, has no objection to the use of building for the manufacture of paints; however, a reinspection of premises is required when the equipment for the manufacture of paints is installed";

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board;

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e of the zoning resolution for a term of five (5) years to permit, in addition to the existing permitted uses, the additional use of manufacturing of paints consisting of mixing of prepared paints to obtain new colors and qualities, reprocessing of paints manufactured elsewhere, manufacture of paints from basic ingredients such as powders, leads, oils, coloring, etc., provided this latter does not exceed a total of 5,000 gallons in any one year; that all this work shall be maintained within a floor space in the present building where indicated on revised plan marked "Received November 27, 1950," with dimensions not over 50 ft. north and south and 8 ft. in width along the easterly wall, with a total area not exceeding 400 sq. ft., *on condition* that the amounts herein permitted in the manufacturing and processing shall not be extended or increased; that the machinery equipment for the above work shall not exceed the list as proposed in letter dated November 10, 1950; that such portable fire fighting equipment throughout the premises shall be maintained as the fire commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and to the satisfaction of the fire commissioner; that all permits required shall be completed within (1) one year from the date of this action.

593-50-BZ

APPLICANT—Robert Gottlieb, for Alvin F. Golankiewicz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years.

PREMISES AFFECTED—South side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Alvin F. Golankiewicz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (593-50-BZ)

WHEREAS, Robert Gottlieb for Alvin F. Golankiewicz, owner, filed August 1, 1950, an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for a stated term of years, affecting premises south side of East 225th street, 280 ft. west of White Plains road (Block 4826, Lot 71), Borough of The Bronx; and

WHEREAS, a public hearing was held on October 31, 1950 after due notice by publication in the Bulletin, and laid over to November 28, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that White Plains road is in a business use, C area and class 1¼ height district; East 225th street is

in residence and business use, C area and class 1¼ height districts and the site is in a residence use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1950, acting on Alt. Applic. 596-50, reads:

"1. The proposed parking and storage lot in a residence district is contrary to Sec. 3 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 114 ft. in depth, on which is located a frame storage shed at the southwest corner of the lot, with the balance of lot vacant; that it is proposed to use the unbuilt upon portion of the lot for the parking and storage of motor vehicles (30 cars); and

WHEREAS, the applicant contends that the street is only 50 ft. wide, is a one way street (east bound) and has no curbs or permanent surfacing; that the owner has illegally been using the plot for the parking of 30 passenger cars; that this appeal is based on Section 7h of the zoning resolution to allow for a period of years the parking and storage of pleasure type motor vehicles; that there is a need for off-street parking in this neighborhood; that there are two large apartment houses on the street without provisions for off-street parking of tenants' cars; that the street has large trees at the proposed curb and the parking on the street is dangerous; that the owner proposes to limit the number of cars to 30, leaving adequate aisles and open spaces; that space will be rented by the month only, each tenant having a regularly assigned space, used only by him; that there is a new parochial school on the corner of Carpenter avenue but the school proper is on the avenue and only the auditorium entrance is on 225th street; that the amount of cars using 225th street would not be increased by the use of this parking lot, as the tenants mostly come from the apartment houses on the street; that the owner's family has owned this plot since 1926 and has continuously paid taxes on it, assessed at $10,000; that permission to use this lot for off-street parking would greatly aid in lifting some of the tax burden from the owner; that as the policy of the City of New York has more and more been in favor of providing parking for all apartment tenants and private dwelling owners, and the granting of this variance would not in any way be detrimental to the neighborhood, this variance is respectfully requested; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles as proposed and as indicated on plans filed with this application marked "Received August 1, 1950," 3 sheets, *on condition* that suitable wooden fences as proposed shall be maintained on the lot line and the street building line to a height of not less than 4 ft., except where adjoining buildings occur at the lot line and against such fences at all points there shall be maintained wooden bumpers properly anchored to the ground and sufficient distance from the fence to protect damage to same; that entrance to the premises shall be restricted to one entrance not over 10 ft. in width with curb cut opposite of similar width; that the gate in the fence shall be normally kept closed; that the premises shall be leveled and surfaced with clean gravel or steam cinders and properly rolled; that no signs shall be maintained on the premises except there may be a sign attached to the fence and not extending beyond the building line, nor illuminuated, advertising the rates charged and such other information as may be required by the Department of Licenses; that during the term of this variance the premises shall be occupied for no other use and that no cars shall be parked or stored except of the pleasure car type; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

594-50-BZ

APPLICANT—Robert Gottlieb, for Roman B. Golankiewicz and Marion S. Golankiewicz, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a stated term of years.

PREMISES AFFECTED—North side of East 225th street, 205 ft. east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Alvin F. Golankiewicz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (594-50-BZ)

WHEREAS, Robert Gottlieb for Roman B. and Marion S. Golankiewicz, owners, filed August 1, 1950 an application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a stated term of years, affecting premises north side of East 225th street, 205 feet east of Carpenter avenue (Block 4827, Lots 34 and 36), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin, and laid over to November 28, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that East 225th street is in residence and business use, C area and class 1¼ height districts: that Carpenter avenue and the site are in a residence use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1950, acting on Alt. Applic. 597-50, reads:

"1. The proposed parking and storage lot in a residence district is contrary to Section 3 of the zoning resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 150 feet frontage by 114 feet in depth, presently vacant except for two 1-story frame sheds; that it is proposed to use the unbuilt upon portion of lot 36 for the parking and storage of motor vehicles (19 pleasure cars); and

WHEREAS, the applicant contends that the street is 50 feet in width and has no curbs or permanent grading; that the owner has been using the west 62 feet in width of this entire plot for the parking of 19 passenger cars; that this application is based on section 7h of the zoning resolution for a variance to permit the parking and storage of not over 20 pleasure type motor vehicles on the west 62 feet portion of the 150 foot plot; that there is a necessity for off-street parking in this vicinity, there being two large apartment houses without any provision for off-street parking; that there is a 4 foot high white picket fence for the entire 150 feet frontage and that the owner proposes to limit the number of cars to be parked to 19 and that space will be rented by the month only, each car owner having a regularly assigned berth and that there will be little in and out traffic during the daytime; that the new Parochial school on the corner of Carpenter avenue has its main entrance on the avenue with the auditorium entrance from 225th street,

and that most of the traffic occurs before and after school hours; that the plot has been in the owner's family for over 30 years and have paid taxes continuously; that the land is assessed at $15,000 for the 150 feet and that permission to use this portion for off-street parking would help to lighten the tax burden; that the avowed policy of the City administration is to require all future apartment houses to provide off-street parking for tenants' automobiles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* for a term of five (5) years, to permit the premises to be occupied for the parking and storage of motor vehicles as proposed and as indicated on plans filed with this application marked "Received August 1, 1950," 3 sheets, *on condition* that suitable wooden fences as proposed shall be maintained on the lot line and the street building line to a height of not less than 4 ft., except where adjoining buildings occur at the lot line and against such fences at all points there shall be maintained wooden bumpers properly anchored to the ground and sufficient distance from the fence to protect damage to same; that entrance to the premises shall be restricted to one entrance not over 10 ft. in width with curb cut opposite of similar width; that the gate in the fence shall be normally kept closed; that the premises shall be leveled and surfaced with clean gravel or steam cinders and properly rolled; that no signs shall be maintained on the premises except there may be a sign attached to the fence and not extending beyond the building line, nor illuminated, advertising the rates charged and such other information as may be required by the Department of Licenses; that during the term of this variance the premises shall be occupied for no other use and that no cars shall be parked or stored except of the pleasure car type; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

629-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Cardale Building Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a lot located in a business and residence use district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and D. Halpern.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (629-50-BZ)

WHEREAS, Lama, Proskauer and Prober for Cardale Building Corporation, owner, filed August 22, 1950, an application under section 21 of the zoning resolution, to permit in the business use portion of a lot located in business and residence use districts, the erection and maintenance of a business building (stores) using more than the area permitted, affecting premises 167-02 to 167-10 Hillside avenue, south side, 96.65 ft. west of 168th street (Block 9818, Lots 67, 70 and 72), Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on October 17, 1950, after due notice by publication in the Bulletin, laid over to November 21, 1950, for inspection and decision, without further argument, and then laid over to November 28, 1950, at the request of the applicant, to file corrected plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Hillside avenue is in a business use, C area and class 1½ height district; 168th street and the site are in residence and business use, C areas and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 29, 1950, acting on N.B. Applic. 6712-50, reads:

> "1. The area coverage of the proposed building which is partly in a business and partly in a residence district is in excess of the permitted area coverage of the business portion of the plot, and is contrary to Art. 4, Sec. 13 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. front by 118.98 ft. in depth, presently vacant (foundations of former two dwellings); that it is proposed to erect a building, 110 ft. front by 85 ft. in depth, one story, 14 ft. in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the portion of the property northerly of a line midway between Hillside avenue and 88th avenue is zoned as a business district and the remainder is in a residence district; that these designations have not been changed since 1916; that the rear portion of the site for an average of 9 ft. in depth is in a residence zone but the stores not only will be confined to the business zone but in addition will provide an average rear yard in the said business zone of 20 ft., therefore there will be a total rear yard and average open space of 29 ft. which is more than ample open space for adjoining lots and sufficient for the proposed stores; that the entire plot has an area of 12,542 sq. ft.; that the business portion of the plot has an area of 11,615 sq. ft.; that the allowable building area is 60% of 11,615 sq. ft. and equals 6,969 sq. ft., as the proposed building has an area of 8,900 sq. ft. and exceeds the allowable by only 1,931 sq. ft., but the 9 ft. portion in the residential portion of the lot has an area of 990 sq. ft., which really reduces the excessive area; that the stores as proposed are to be 85 ft. in depth which is required for present day merchandising and storage space at the rear; that the land is high in assessed value and stores of the contemplated depth are required to attract the type of tenant that would be able to afford a rental that would render the owner a sufficient return on his investment to make this development economically feasible, thereby making possible the further retention of this land and the ability to pay the taxes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to extension of area to permit the plot partly within the residence use district to be occupied for a one-story store building, substantially as proposed and as indicated on plans filed with this application, marked "Received August 22, 1950" (4 sheets, and "November 27, 1950" (1 sheet), *on condition* that the building shall not be increased in height or area and that the space as proposed for the rear yard in the business and residence use district shall be maintained without building extensions thereon or other uses; that such rear yard shall be kept vacant and not used for loading or

unloading; that such rear yard shall be paved and drained in accordance with the requirements; that along the rear and side lot lines from the rear line to the building there shall be installed and maintained fences of the woven wire chain-link type erected on a masonry foundation, not less than 5 ft. 6 in. in height with no doors or openings therein to adjoining premises except an access gate, if required or desired, not less than 3 feet in width for exit purposes only; that the proposed subdividing partitions as indicated may be adjusted to accommodate store rentals; that such partitions shall extend to the underside of the roof boarding; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

338-50-A

APPLICANT—William H. Altman, for Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, 10 A.M. for inspection by a committee of the Board and for decision.

219-50-A

APPLICANT —Lama, Proskauer and Prober, for Adelphi Paint and Color Works, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—85-20 to 85-26 and 86-02 to 86-08 135th (Dumont) avenue, south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Benjamin Einhorn and Solomon H. Kaplan.

For Opposition: John Weiss.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (219-50-A)

WHEREAS, Lama, Proskauer and Prober, for Adelphi Paint and Color Works, Inc., owner, filed February 21, 1950, an appeal from a decision of the borough superintendent, affecting premises 85-20 to 85-26 and 86-02 to 86-08 135th avenue (Dumont avenue), south side, 441.83 ft. east of 84th street and 186-21 to 186-27 Linden boulevard (Block 11396, Lots 25 and 142), Ozone Park, Borough of Queens; and

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1950, acting on Alt. Applic. 2624/49, reads:

"2. Proposed erection of extension of class #5 construction more than one story in height is contrary to Sec. 4.2.1 of the Building Code.

3. Provide two means of egress from extension as per Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states that the premises consist of a plot 184.18 ft., irregular, by 238.76 ft. irregular in area, located in a residence use, D area, class 1 height district, upon which there exist a one and two-story class 1 constructed building, 11 ft. and 24 ft. in height, 78 ft. 2 in. by 102 ft. ½ in. in area at first floor, 78 ft. 2 in. by 92 ft. 6½ in. in area at 2nd floor, erected in 1933, used and occupied since erection: 1st floor, grinding, filling and storage of paint, 20 persons; 2nd floor—office and mixing of paint, 18 persons, proposed to be increased in area to 78 ft. 2 in. by 102 ft. ½ in. at the 1st floor and 78 ft. 2 in. by 92 ft. 6½ in. at the 2nd floor, of class 5 construction, to be used and occupied upon completion of alteration as follows: 1st floor—grinding, filling, storage and agitation of paint—20 persons; 2nd floor, office, mixing of agitated paint, 18 persons, as more fully described in application for building zone variance filed with the Board under Cal. 599-44-BZ, Vol. II; that the building is provided with two interior steel stairs, unenclosed, 2 ft. and 3 ft. 6 in. in width, respectively; and

WHEREAS, certificate of occupancy 2763 issued June 30, 1933 upon completion of work under Alt. Applic. 1769, 1933 describes the building as of brick construction, office, stock room and factory, 2 stories in height, and permits its use as follows: 1st floor, office, stock room and factory; 2nd floor, office, stock room and factory—number of occupants not stated; and

WHEREAS, office subpoena No. 327-49 issued by the borough superintendent October 4, 1949 was for erecting a 2-story frame rear extension paint factory without approval from the Department; and

WHEREAS, the applicant states that the premises are developed with 5 buildings, all used in the manufacture of paint; that the business has been in operation by the present owner on this site since 1920; that building No. 2 is 2 stories, class 1 construction, 91 feet 10½ inches by 78 feet 2 inches, erected under Applic. 1769-33 to replace a building which was used for paint manufacture and was destroyed by fire in 1931; that this appeal is for permission to extend the area of this building for use as an agitator room, which extension is now partially erected and will be 10 feet 11 inches by 57 feet in area, 2 stories, 18 feet 2 inches and 24 feet in height, of class 5 construction; surfaced on the exterior walls and roof with transite and with floors of steel decking; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent that as the proposed metal extension is only of the size described and will be used for agitator tanks only and there are no regular employees, it will not present any hazards; that a one-story metal building of this type would be permissible up to 15,000 square feet in area; that the proposed building is only 627 square feet in area but of 2 stories in height; that the code permits a one-story metal building 30 feet high; that the proposed building will be 24 feet high thus presenting a better condition than now legally permitted; that the metal building will be separated from the masonry building by brick walls and fireproof self-closing doors and will be 19 feet removed from any adjoining building; and

WHEREAS, the applicant contends as to objection 3 issued by the borough superintendent, that the proposed extension will have two horizontal exits on the 1st floor and a direct exit to the exterior consisting of two 3-foot wide doors; that the second floor will have two 3-foot wide horizontal exits and one 2-foot wide open iron stairs to the first floor; that as no workmen will be employed and the extension will be visited only for periodic inspections and then only by one man, the proposed exits are adequate; that such portable fire extinguisher apparatus will be installed as directed by the fire commissioner; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2624-49, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day amending the resolution previously

adopted under Cal. 599-1944-BZ shall be complied with; that the means of egress from the extension shall be maintained as shown on plans filed with Cal. 599-44-BZ—Vol. II with access by means of a stair as shown to the rear yard; that the door to the rear yard shall be maintained at all times readily openable while the factory is in operation; that the proposed extension shall be used only for the uses as proposed and shall not be further extended in height or area; that of the two fire doors to be installed on each of the 2nd floor and the 1st floor, one fire door nearest to the exit stair in the extension on each floor shall swing outwardly in the direction of exit, and one door on each floor shall swing inwardly toward the primary means of exit.

734-50-A

APPLICANT—H. E. Horwood, for Carter Realty Corp., owner (Louis Weinstock, doing business as Biltwell Optical Manufacturing Co., lessee).
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—119-125 West 25th street, north side, 225 ft. west of Avenue of the Americas (6th avenue); (roof penthouse); (Block 801, Lot 24), Borough of Manhattan.
APPEARANCES—
For Applicant: H. E. Horwood.
For Administration: E. A. Meyer, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (734-50-A)

WHEREAS, H. E. Horwood for Carter Realty Corporation, owner, Louis Weinstock, doing business as Biltwell Optical Manufacturing Company, lessee, filed October 5, 1950, an appeal from an order of the fire commissioner affecting 119-125 West 25th street, north side, 225 ft. west of 6th avenue (Block 801, Lot 24), Borough of Manhattan; and

WHEREAS, Order No. 80138-LC, issued by the fire commissioner September 8, 1950, reads:

"With reference to your application dated 8/22/50 for a permit to store nitro-cellulose at the above location, it is regretted that this department is without power to grant such a permit for the reason: Restrictions of Chapter 19 of the Administrative Code—C19-110.06. Building not equipped with a two source approved sprinkler system. You are therefore ordered to:

1. Discontinue storage and use of nitro-cellulose on the above premises."

and

WHEREAS, the applicant states that the building is 11 stories and pent house, 149 ft. 9 in. in height; 100 ft. by 98 ft. 9 in. in area at the first floor; 100 ft. by 93 ft. in area at typical floor, of fireproof construction, erected in 1905, located on a lot 100 ft. by 98 ft. 9 in. in area, in an unrestricted use, B area, class 2 height district and used and occupied since 1905—cellar, boiler room and storage, 2 persons; 1st floor, stores, 20 persons; 2nd floor, manufacturing, handbags, 100 persons; 3rd floor, leather embossing, 50 persons; 4th floor, manufacturing bath robes, 50 persons; 5th floor, manufacturing gloves, 60 persons; 6th floor, manufacturing luggage, 70 persons; 7th floor, manufacturing steel dies, 30 persons; 8th floor, manufacturing slippers, 50 persons; 9th floor, fur dressing, 30 persons; 10th floor, knitting mill, 50 persons; 11th floor, manufacturing andirons, 50 persons; pent house, manufacturing eyeglass frames, 20 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system and approved two source sprinkler system throughout; that there are two 40 in. wide interior stairs of steel stringers and risers, enclosed in terra cotta blocks equipped with fireproof self-closing doors, extending from roof bulkhead direct to street; and

WHEREAS, the applicant contends that the building is equipped with a two-source sprinkler system fed by two 7500-gallon pressure tanks with central office connection and a standpipe system fed by two gravity tanks with 3500 gallons reserved in each tank for standpipe use, with an outlet and fire hose at the roof on each stairway; that the penthouse was built on the fireproof roof and is 2100 sq. ft. in area, which is approximately 22% of the roof area; that application was made for permit to store 500 pounds of celluloid for use in the manufacture of eye glass frames but was refused as the Department could not accept the two pressure tanks as the two sources of supply for the sprinkler system in a celluloid occupancy; that it is proposed to store this celluloid in an approved metal cabinet and there will be no open flames used in the manufacturing process; that it is therefore requested the Board vary the provisions of the Administrative Code so as to permit the storage and use of 500 pounds of celluloid as proposed in the building, equipped with a sprinkler system fed by two 7500 gallon pressure tanks and equipped with a central office connection.

Resolved, that the decision of the fire commissioner acting on Order No. 80138-LC, item 1, be and it hereby is *modified* and the appeal be and it hereby is *granted on condition* that there shall be no nitrocellulose stored within the building except the penthouse story as proposed for the tenant's manufacturing use therein; that such amount of celluloid shall not exceed 500 lbs. and, except for the amount used in process each day which shall not exceed 100 lbs., shall be stored in a cabinet as approved for such storage; that the two source sprinkler system with central station connection to fire headquarters and the standpipe system shall be maintained throughout the building in accordance with the requirements therefor and to the satisfaction of the fire commissioner, all as indicated on plans filed with this appeal marked "Received October 5, 1950," three sheets, and marked "Received November 21, 1950," one sheet.

764-50-A

APPLICANT—Polyplastic United, Inc., for Mallett Real Estate, Inc., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1385 Commerce avenue, southwest corner of Butler place (Block 3856, Lot 13), Borough of The Bronx.
APPEARANCES—
For Applicant: Ralph Marx, Theodore Loew, H. W. E. Riley, B. C. Goodwin and Herman C. Gehnrich, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative: Commissioner Kleinert..... 1
THE RESOLUTION (764-50-A)

WHEREAS, Polyplastic United, Inc. for lessee, for Mallett Real Estate, Inc., owner, filed October 24, 1950, an appeal from a decision of the borough superintendent affecting 1385 Commerce avenue, southwest corner Butler place (Block 3856, Lot 13), Borough of The Bronx; and

WHEREAS, the decision of the borough superintendent, dated October 20, 1950, acting on Misc. Applic. 516-50, reads:

"1. Gas fired drying oven located within 25 ft. of dipping or immersion tank is contrary to Rule 4.3.1. of the Rules governing the use of equipment for spraying and drying of paints, adopted by the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is one story, 16 ft. in height; 149.49 ft. by 114.95 ft. irregular in area, of class 3 construction, erected 1926, on a lot 108.49 ft. by 114.95 ft. irregular in area, located in an unrestricted use A area, class ¾ height district and used and occupied since 1945—cellar, boiler room, office and manufacturing coated fabrics, 30 persons; and

WHEREAS, Certificate of Occupancy 2088 issued June 21, 1945 upon completion of work under Alt. Applic. 547-44, permits the use of the building as a storage garage for more than five cars, office and factory; and

WHEREAS, the applicant states that this appeal is for permission to locate the drying ovens less than 25 ft. from the spraying or coating operations; and

WHEREAS, the applicant contends that it is impossible to locate the drying oven 25 ft. from the coating operation as the type of production carried on consists of coating or impregnating fabrics or glass fiber and plastic composition and necessitates a vertical line of unsupported travel directly from the immersion tank into the drying oven; that it is proposed to equip the immersion tank and the vertical oven with a fully automatic, CO_2 fire control system designed by Walter Kidde and Company, Inc.; that it is proposed to install a wire glass enclosure, set in a metal frame, to house the fabric between the head of the immersion tank and the bottom of the drying tower or oven; that the drying of the product will take place in an approved type Gehnrich and Gehnrich Drying Oven as approved by the Board under Cal. 69-43-SA; that all electrical installations will comply with the requirements therefor; that it is felt that the installation as designed will provide precautions necessary to insure safe operation; and

WHEREAS, the applicant has filed a copy of a report of Walter Kidde and Company describing the proposed carbon dioxide fire extinguishing system to be installed on this installation; and

WHEREAS, the applicant states that the materials used in coating will have flash points varying from 85 degrees F. to above 300 deg. F.

Resolved, that the decision of the borough superintendent acting on Misc. Applic. 516-50, objection 1, be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the oven to be located within 25 ft. of the spraying and coating operations as proposed *on condition* that the safeguards and fire prevention equipment is maintained as proposed and as indicated on plans filed with this application marked "Received October 24, 1950," three sheets, and one report as to Kidde fire prevention installation; that the premises shall be maintained and operated to the satisfaction of the fire commissioner; that such portable fire-fighting appliances shall be maintained as he shall direct.

Adjourned: 1:55 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 28, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

419-39-SM—Vol. II

APPLICANT—Macomber Inc., owner.

SUBJECT—Application reopened September 13, 1949—re Macomber V. Joist (previously dismissed for lack of prosecution re Macomber Bar Joist), approval of.

APPEARANCES—

For Applicant: A. W. Rawlins and W. J. Kupec.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (419-39-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 419-39-SM—Vol. II October 17, 1950

Subject: Macomber V Joists, approval of.

Macomber, Inc., Canton Ohio filed April 3, 1939 an application with the Board of Standards and Appeals for approval of the material known as Macomber V Joists under the provisions of C26-519.0 Administrative Building Code. The case was dismissed for lack of prosecution December 2, 1947. The case was reopened as Volume II, at the request of the applicant, September 13, 1949, by a vote of the Board.

Purpose

The material is to be used as a joist as defined under C26-143.0 Administrative Building Code.

Description

The joist is made with a cold-formed top and bottom chord member known as the Macomber "V" Section connected by bent round—bar web members to form a Warren-Type truss steel joist. The web bars are arc-welded to the top and bottom chord members and after assembly the joists are painted with one shop coat of red oxide or bituminous black paint.

The joist sizes are as follows:

Joist Size	V Section Top No.	V Section Chord Area	V Section Bottom No.	V Section Chord Area	V Section End Bar Diam.	V Section Web Bar Diam.
81-N	1	0.364	1	0.364	0.87	0.61
82-N	2	0.476	1	0.364	0.87	0.61
101-N	1	0.364	1	0.364	0.81	0.61
102-N	2	0.476	1	0.364	0.81	0.61
103-N	3	0.612	2	0.476	0.81	0.67
104-N	4	0.715	3	0.612	0.81	0.67
122-N	2	0.476	1	0.364	0.81	0.67
123-N	3	0.612	2	0.476	0.81	0.67
124-N	4	0.715	3	0.612	0.81	0.67
125-N	5	0.836	4	0.715	0.81	0.73
126-N	6	1.025	5	0.836	0.87	0.73
143-N	3	0.612	2	0.476	0.81	0.73
144-N	4	0.715	3	0.612	0.81	0.73
145-N	5	0.836	4	0.715	0.81	0.73
146-N	6	1.025	5	0.836	0.87	0.73
147-N	7	1.223	6	1.025	0.87	0.73
164-N	4	0.715	3	0.612	0.81	0.73
165-N	5	0.836	4	0.715	0.81	0.73
166-N	6	1.025	5	0.836	0.81	0.81
167-N	7	1.223	6	1.025	0.87	0.81
185-N	5	0.836	4	0.715	0.81	0.81
186-N	6	1.025	5	0.836	0.81	0.81
187-N	7	1.223	6	1.025	0.87	0.87

V-Section Dimension:

Sect. No.	Thickness	Width
1	0.067	1.5″
2	0.072	2.5″
3	0.083	3.1″
4	0.099	3.1″
5	0.109	3.3″
6	0.124	4.0″
7	0.136	4.7″

The above sections refer to top and bottom chord sections listed in table above.

Inspection and Test

The plant of the applicant at Canton, Ohio was inspected by Comm. E. W. Kleinert and J. A. Darts, Engineering

MINUTES

Division, Committee on Test and S. Macomber, R. Macomber and W. Kupec, representing the applicant.

Tests were conducted by the Pittsburgh Testing Laboratory in the presence of the above-named persons.

Tests were made on the nail holding power in the "V" section. A frame was made up of two sections of "V" joists braced together with two boards nailed to the bottom chords of the joists. One of the boards was nailed at a point where the "V" section was welded across its nailing groove; the other board was nailed to the section midway between nailing groove welds. The nails were #7 screw gauge drive screws, nails made by the Dickson Weatherproof Nail Co.

Weights were applied to the boards until the nails pulled loose. The holding power of the nails was computed by dividing total load by 4 to obtain the holding power of each nail.

Results—At slugs in "V" section—263 # per nail.
Between slugs in "V" section—276 # per nail.

Test to determine whether the 20 gauge 7/8" channel bridging was adequate to transmit 500 pounds vertical load from one joist to its two adjacent joists.

The test was made on the 81V-16 joists—30 inches on center. First 260 lbs. were piled directly over each outside joist at one of the bridging lines. The deflections on the outside joists at this bridging line was noted.

Then the load was removed from the two outside joists and the center joist was loaded over the bridging line until the deflections of the outside joists equalled those previously noted. This indicated that the outside joists were each under a vertical load equivalent to 260 lbs. At this point the center joist was loaded to 1040 lbs.

Test of Joists under 800# Concentrated at one panel point.

The object of this test was to determine whether the joists could carry a load of 800 lbs. concentrated at one panel point. The test was conducted on the joist nearest the center line of a 81V-16 since this was the smallest joist with the lightest members. A total load of 2496 pounds were piled across the panel points of the three joists which were under test. No distress was noted in any of the joists.

Test of Loading:—The load was determined by the third point loading as required under the provision of C26-626.0 Administrative Building Code.

Tests were conducted on a 81N on a 16 ft. span, 144N on a 28 ft. span and a 187N on a 36 ft. span an additional test was run on a 144N on a 10'-8" span to determine the result of end shear.

In accordance with C26.519.0.d.1 the maximum deflection shall not be greater than 1/360 of the span for the total designed load as determined by test. Therefore deflections were taken at each load increment. Results were as follows:

1. 81N-16 Joists on a 16'-0 clean span (3 joists)
The limiting deflection—16 x 12—.53 inch
360
Load at deflection of .53 inches—4679 lbs.
Load at failure—15287 lbs.
2. 187N-36 Joists on 36'-0 clear span (3 joists)
The limiting deflection—36 x 12—1.2 inches
360
Load at deflection of 1.2 inches—13245 lbs. (3 joists)
Load at failure—37305 lbs. (3 joists)
3. 144N-28 Joist on 28'-0 clear span (3 joists)
Limiting deflection—28 x 12—.93 inches
360
Load at deflection of .93 inches 8941 lbs. (3 joists)
Load at failure—21837 lbs. (3 joists)
4. 144N-10-8 on a 10'-8" clear span (3 joists)
Because of the short span deflections were not taken as the deflections were insignificant.
Total Load—43088 lbs.—Load was removed as there was no sign of distress in the joists.

Evaluation of results:

81N-16—Safe load per joist over a 16'-0" span due to deflection—4679—3—1669 lbs.
Failure Load—15287 for 3 joists—5096 pds. per joist.
Live load as allowed by C26-626.0.
Administrative Building Code—5096—1274 pds. per joist.
187N-36:—
Safe load per joist over a 36'-0" span due to deflection—13245—3—4415 pds. per joist.
Failure load—37305 for 3 joists 12435 lbs. joist.
Live load as allowed by C26-626.0 Administrative Building Code. 12435—4—3109 pds. joist.
144N-28:—
Safe load per joist over a 28'-0" span due to deflection—8941—3—2980 pds. joist.
Failure load—21837 for 3 joists—7279 pds. joist.
Live load as allowed by C26-626.0 Administrative Building Code. 7279—4—1820 pds. joist.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Macomber V Joists in sizes as listed herein as having met the requirements of C26-519.0.c for use in

SAFE UNIFORM LIVE LOADS PER LINEAL FOOT OF JOIST

JOIST SIZE	MAX LIVE LOAD END REACTION	SPAN IN FEET 10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
81N	750	150	136	125	115	103	90	79																				
82N	800	160	145	133	123	114	102	90																				
101N	820			136	126	117	103	90	80	72	64	58																
102N	860			143	132	123	114	103	91	81	73	66																
103N	960			160	147	137	128	120	105	94	84	76																
104N	1000			166	153	142	133	125	114	102	92	83																
122N	1020					146	136	127	117	105	94	85	77	70	64	59												
123N	1080					154	144	135	127	120	108	98	89	81	74	68												
124N	1120					160	149	140	132	124	116	105	95	86	79	73												
125N	1240					177	165	155	145	137	130	124	112	102	94	86												
126N	1360					194	181	170	160	151	143	136	130	124	115	106												
143N	1180							147	138	131	124	118	108	99	90	83	76	70	65	61								
144N	1240							155	146	138	130	124	115	105	96	88	81	75	70	65								
145N	1320							165	155	147	139	132	125	120	112	103	95	88	82	76								
146N	1500									167	158	150	142	136	130	125	117	108	100	94								
147N	1650									183	173	165	157	150	143	137	131	127	122	114								
164N	1260									140	132	126	120	112	102	94	87	80	74	69	64	60	56	53				
165N	1380									153	145	138	131	125	120	112	103	95	88	82	77	71	67	63				
166N	1540											154	146	140	133	128	123	116	108	100	94	87	82	77				
167N	1680											168	160	153	146	140	134	129	124	120	113	105	99	93				
185N	1500											150	143	136	130	125	120	111	103	96	89	83	78	73	69	64	61	58
186N	1680											168	160	153	146	140	134	129	124	117	109	102	96	90	84	79	75	71
187N	1860											186	177	169	162	155	149	143	137	133	128	124	116	109	102	95	91	86

classes of construction as provided under C26-240.0, C26-241.0, C26-244.0 and C26-620.0 paragraph C item 1(b) when made as herein described and installed in accordance with the requirements of C26-519.0, with such welding as is required performed in accordance with the Fusion Welding Rules of the Board. The Committee further recommends that each joist have the letter "N" tagged thereon so that joists of sizes and of material as herein described may only be used under the conditions of the approval and provided further that each bundle of joists shall be identified as to size and shall bear the additional wording reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 419-39-SM." It is further recommended that each design submitted to the Department of Housing and Buildings shall bear wording as follows: "Joists used in this design are made, designed and used in accordance with the provisions of the approval granted under Cal. 419-39-SM."

The Committee further recommends that the safe uniform live load per lineal foot of joist shall not exceed the loading as set forth in the table published herewith of Safe Uniform Live Loads per Lineal Foot of Joist.

And further, that when metal lath or similar construction is applied to the top chord, large head galvanized roofing nails may be used, and when attaching to the lower chord #7 screw gauge drive screws shall be used. And when a material such as Steeltex is used, this material may be stapled to the nailing groove of the joist.

HARRIS H. MURDOCK,
Chairman.
EDWIN W. KLEINERT,
Commissioner.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

563-42-SA

APPLICANT—The Drever Co., owner.

SUBJECT—Application reopened March 4, 1947 re: The Drever Co., Ammonia Dissociation Equipment, approval of (previously dismissed for lack of prosecution).

APPEARANCES—
For Applicant: M. R. Ogle.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (563-42-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Ca. 563-42-SA—Vol. II October 10, 1950

Subject: The Drever Company Ammonia Dissociation Equipment, approval of.

The Drever Co. of Philadelphia, Pa. filed an application with the Board of Standards and Appeals for approval of Ammonia Dissociation Equipment under the provisions of C19-11.0 Administrative Code.

Purpose

The purpose of an Ammonia Dissociator is to break down Ammonia NH 3 into its component parts nitrogen and hydrogen, to produce a controlled atmosphere to protect metals from oxidation during heat treating operations.

Description

The atmosphere produced by dissociating anhydrous ammonia consists of 75% hydrogen and 25% nitrogen by volume. The ammonia is obtained from bottle type metal cylinders at pressures between 75 and 150 p.s.i. or bulk storage pressure vessel either in liquid or gaseous form at pressures from 75 to 200 p.s.i. gauge.

Two or more ammonia cylinders are generally connected in parallel to a common manifold. The ammonia either in liquid or gaseous form flows into the ammonia preheater where it is completely vaporized. The ammonia gas then flows through a pressure relief valve set at 250 p.s.i. gauge, past the ammonia pressure indicating gauge, through a strainer to the pressure reducing and regulating valve which automatically reduces the pressure to less than 10 p.s.i.

The low pressure ammonia gas then flows through a relief valve set at 10 p.s.i.gauge, then into a high temperature heat resisting alloy retort filled with catalyst. Type 309 (25% nickel, 12% chromium) alloy and Inconel are the materials used in the construction of the catalyst retort.

This retort is automatically maintained at a temperature of 1700 to 1750° F. by means of automatic temperature and power controls. Provision is made to prevent excessive temperatures by means of a thermal fuse. All seams on the alloy retort are welded with a suitable Nickel-Chromium-Iron alloy electric welding rod. The retort itself is tested at 80 p.s.i. before installation.

The Dissociated Ammonia leaves the retort and enters the Ammonia pre-heater to supply regenerative heat to Ammonia gas coming from the tanks as explained above. The dissociated Ammonia then is piped through a needle-type control valve, through the indicating flowmeter to the electric furnace where it protects the work being heated and cooled. A pipe line is run from the escape ports of the relief valves to out of doors so that any Ammonia fumes would be exhausted into open air. The temperature of the electrically heated dissociator chamber is controlled by means of a pyrometer and complementary power and time controls.

Inspection and Test

Inspection and test of this appliance was made at the Dumont Television Plant at Passaic, New Jersey. Present at the test were Commissioner Edwin W. Kleinert, Chief Engineer Leslie V. Huber of the Committee on Test and Inspector Sklanerick of the Division of Combustibles Fire Department. The dissociator operated safely as designed. A recommendation by David J. Kidney, Deputy Chief of Staff and Operations, Division of Combustibles Fire Department on ammonia Dissociators is a part of the record in Cal. No. 759-46-SA.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Drever Ammonia Dissociator for use in New York City when installed and operated in accordance with this report and the provisions of C19.11.0 of the Administrative Code, provided that the following requirements are complied with.

1. A room or compartment should be provided separated from the remainder of the premises by fireproof tight fitting enclosures, or, if possible, a separate building should be provided. This is especially true for the storage of the main supplies of anhydrous ammonia. All doors from such enclosures should be made to swing outwardly. Adequate fixed ventilation to the outer air should be provided. The room in which ammonia is stored or used should have a manually operated sprinkler head with control valve located outside of the room.

2. A certificate of test should be provided by the Manufacturer that the installation has been tested and found satisfactory insofar as safety devices and pressure tests of the apparatus are concerned.

3. There should be a pressure relief valve provided on

the high side of the dissociator, as well as a relief valve on the low or hydrogen side of the apparatus.

4. Instruction giving rules for the safe maintenance and operation of the dissociator and other apparatus used therewith should be posted inside and outside of the room.

5. Mechanical ventilation should be provided to the outer air with remotive control, properly labeled, located outside of the apparatus room.

6. A flashback arrester should be provided between furnace and dissociator on the hydrogen line.

7. Paint all ammonia lines Black and hydrogen lines Red and provide schematic diagram of such lines.

8. Provide automatic means for stopping supply of hydrogen to furnace unless the electric heating units are in operation.

9. Have superintendent or manager in charge of maintenance and operation of dissociator and furnace apply for and secure a certificate of fitness from the Fire Department.

10. Provide a mask approved by the Bureau of Mines suitable for use in atmosphere containing ammonia.

11. Approval shall also be obtained from the Fire Commissioner as to installations in specific locations and provided further that the appliance bears a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Ca. No. 563-42-SA."

EDWIN W. KLEINERT,
Commissioner.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

42-45-SM—Vol. II

APPLICANT—Sprayed Insulation, Inc., owner.

SUBJECT—Application reopened February 21, 1950—re Spraykote Firetest Fibre No. 1102—previously approved re Spraykote Acoustical and Thermal Insulation.

APPEARANCES—
For Applicant: William A. Burnham.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (42-45-SM—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 42-45-SM—Vol. II October 17, 1950
Subject: Spraykote Fire Test Fibre #1102, approval of.

The Board approved Spraykote as a combustible accoustical and thermal material June 11, 1946 under Cal. 42-45-SM—Vol. I. The applicant requested that the case be reopened so as to have the material known as "Spraykote" be given an incombustible rating. The case was reopened by a vote of the Board October 1, 1946. The Board then voted February 21, 1950 to withdraw Volume I and to reopen as Volume II, the new proposal namely Spraykote Firetest Fibre #1102 as a fire retardant on steel floor and beam construction.

Purpose

Spraykote Firetest Fibre #1102 is to be used as a fire retardant on steel floors and beam construction.

Description

Spraykote Firetest Fibre #1102 is the trade name given to a mixture composed of 39% virgin asbestos, 58% rock wool and 3% cement.

The 39% asbestos is graded as follows:

1 lb. or 0.3% retained on ½" screen
26 lbs. or 29.8% retained on ¼" screen
540 lbs. or 66.7% retained on ⅛" screen
240 lbs. or 29.8% passes through ⅛" screen

This mixture is blown through a special type of nozzle where it is properly wet and thrown onto a metal lath surface which had been treated with a binder. The binder is an adhesive liquid with a milky white appearance and is known as emulsified rosin, modified alkydester.

Inspection and Test

The plant of the applicant at Newark, New Jersey was inspected by J. A. Darts, Engineering Division, Committee on Test. Sample bags of the material were identified and marked and then shipped to the Underwriters Laboratory, Chicago, where fire tests were conducted in accordance with the requirements of C26-579.0 through C26-590.0 and C26-596.0 through C26-599.0 Administrative Building Code. The test was witnessed by J. A. Darts, Engineering Division, Committee on Test.

Test Structure:

The test sample consisted on af assembly of floor units as prefabricated by the H. H. Robertson Co. A 12 inch 27 lb. I beam, metal lath, runner, furring channels attachment wire Spraykote and concrete top flooring.

The floor units were laid on the two I beams, which form part of the furnace structure and also on top of the 12 inch-27 lb. beam thus providing spans of 10 ft. and 3 ft. 2½ inches. The top of the floor units were covered with a 2 in. thickness of concrete, which had a compressive strength of 3455 p.s.i.

The ceiling side of the floor assembly was provided with the runner channels placed along the long dimension of the assembly spaced 3'-6" on centers and suspended 2 inches from the bottom plane of the floor units with No. 6 USS gauge wire hangers. At right angles to the runner channel were placed the furring channels spaced approximately 16 in. on center. These furring channels were held against the runner channels with a double loop of four No. 18 USS gauge wires twisted together.

Wired to the ends of the ceiling furring channels were ¾ in. U shaped I-beam furring channels. Two ¾ in. supporting channels were tie wired with No. 18 USS gauge on 16 inch centers, to the ¾ inch furring channels.

The metal lath, weighing 3.4 lbs. per sq. yd. when attached to the furring channels was 4¼ inches from the bottom face of the floor units and fastened by No. 18 USS gauge spaced 7 inches on centers.

The lath placed around the beam was formed into a U shape cage to provide a space of 2 inches from the bottom and 2 inches from the edges of the beam flanges at all sides. The upper edges of the cage at the sides engaged with the lath on the ceiling and were fastened rigidly together with wire.

The binder was mixed with water and a coating was sprayed on the lath. Then the material Spraykote was immediately blown on the prepared lath to a thickness of 1¼ inches and darbied to a 1 inch thickness. The finished surface was grey white and of a spongy texture.

Test Results:

A. Beam Protection—As set forth in C26-599.0.1 Administrative Building Code, the end point is reached when the average temperature of the steel reaches 925°F. This point was reached at 2 hours and 20 minutes.

B. Ceiling—As set forth in C26-590 Administrative Building Code the end point is reached when the average temperature on the unexposed surface is 250°F. in excess of the initial temperature of that surface. This point was reached at 3 hours and 28 minutes.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee is of the opinion that, as C26-239.0 Administrative Building Code states "floors including their beams and girders," the material known as Spraykote applied on a ceiling as herein described affords protection against transmission of heat for a period of 2 hours. Decision is based on the failure of the steel beam by excess temperature rise, within the limits provided in Sec. C26-599.0 of the Code, at 2 hours and 20 minutes.

The Committee further recommends that when this material is used as protection the construction shall be as follows:

H. H. Robertson Co. steel floor finished with 2 inch of concrete fill on top, finished on the ceiling side with not less than 1 inch Spraykote plaster, applied to the lath which is first coated with the Spraykote Adhesive, the lath to be No. 26 USS gauge (3.4 lb.) fastened to ¾ inch furring channel by No. 18 USS gauge wire, 7 inch on centers, ¾" and ¼" steel, furring channels to be spaced 16 inch on center, secured to 1½ inch runner channels by double strand No. 18 USS gauge wire, runner channel to be on 36 inch centers, the minimum distance between the lath and steel floor to be 4¼ inches. When protecting steel beams the protection shall be as herein described with a minimum space between the U shaped cage and the beam as follows: 2 inches from the bottom and flanges of the beam.

The Committee further recommends that where the H. H. Robertson Co. floor construction as described above does not rest upon steel beams and/or girders (for example between approved masonry walls), that the above combination of H. H. Robertson floor and Spraykote Ceiling (without steel beams and/or girders) shall be approved as a 3 hour floor as determined by test under C26-590.0 where in the ceiling construction as described reached the end point at 3 hours and 28 minutes.

The Committee further recommends that all installations shall be under the supervision of the applicant or his licensed applicators.

The Committee further recommends that, due to the texture of the material, it shall not be installed any closer than seven feet from the floor and further that each bag of Spraykote Firetest Fibre #1102 be stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 42-45-SM."

HARRIS H. MURDOCK,
Chairman.
EDWIN W. KLEINERT,
Commissioner.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

67-46-SM

APPLICANT—Chicopee Manufacturing Corp., (Lumite Division), owner.

SUBJECT—Lumite Fabrics woven of Saran or vinylidene chloride (fire resistant), approval of.

APPEARANCES—
For Applicant: Joseph F. Rohs and Robert A. Black.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (67-46-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 67-46-SM October 17, 1950

Subject: Lumite Fabrics Woven of Saran, approval of.

Chicopee Manufacturing Corp., New York filed January 25, 1946, an application with the Board of Standards and Appeals for approval of the material known as Lumite Fabrics woven of Saran under the provisions of C19-161.1 Administrative Code and the flameproofing Rules of the Board and C26-721.0.b Administrative Building Code.

Purpose

This material is to be used for draperies, decoration, curtain and scenery as provided for in C19-161.1 Administrative Code and C26-721.0.b Administrative Building Code.

Description

Lumite is the trade name of the plastic fabric woven of the Saran thread.

Saran is the generic name given by the Dow Chemical Company to its line of vinylidene chloride polymers. This material is derived from petroleum and brine as its basic raw materials, it is a thermoplastic and is packaged as a powder.

This powder is mixed with color pigments and a plasticizer.

This mix of powder, pigment and plasticizer is then extruded, and stretched down to the required diameter.

Inspection and Test

Samples of Lumite Fabrics were flame tested at the Better Fabrics Testing Bureau, January 30, 1950. Present at the test were J. A. Darts, Engineering Division, Committee on Test; G. V. Atkinson and R. Black representing the applicant, and W. H. Masterson of the Laboratory.

Both Multifilament with various colored stripes and Monofilament in Solid color were flame tested.

The results showed that there was no flashing, flaming or glow but the materials show a melting or fusing of the fibre.

At the test the question of the toxicity of the decomposition products of Saran was raised and a test was conducted by Foster D. Snell, Inc. to establish whether or not these fabrics were toxic. The abstract of the report states—"The gaseous decomposition products of Lumite Saran fabric, under conditions simulating a fire in a public place, are not lethal to test animals in thirty minutes. Analysis of the atmosphere shows less toxic gases than could be expected from silk or wool." The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and tests and the data filed by the applicant, the Committee on Test concludes that Lumite Fabrics woven of Saran possesses inherent flameproof properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him, in accordance with the requirements of the Rules for tests of Fire Resistive, Flameproof Materials, etc. adopted by the Board under Cal. 294-40-SR.

The Committee further recommends that each wrapper or container in which Lumite Fabrics woven of Saran as marketed by the Chicopee Manufacturing Corporation shall be labeled or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 67-46-SM."

HARRIS H. MURDOCK,
Chairman.
EDWIN W. KLEINERT,
Commissioner.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

119-47-SM

APPLICANT—The Cincrete Corporation, owner-manufacturer.

SUBJECT—Application reopened June 13, 1950—re Durablock Cinder and Concrete Building Block, approval of (previously approved).

APPEARANCES—
For Applicant: Stanley Buchenberger.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (119-47-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 119-47-SM October 31, 1950

Subject: Amendment of resolution to include additional sizes of block, approval of.

Cincrete Corporation, Long Island City, New York, requested by letter dated, May 26, 1950, that the resolution adopted by the Board June 17, 1947 and amended October 15, 1947, be amended to include additional sizes of cinder and concrete block. The case was reopened by a vote of the Board June 13, 1950.

Description

The blocks are manufactured of the same material, of the same mix and on the same machine as the blocks approved by the Board on June 17, 1947 under Cal. No. 119-47-SM.

Inspection and Test

Sample blocks were identified and marked by J. A. Darts, Engineering Division, Committee on Test. Tests on the sample blocks were conducted in accordance with the requirements of the Masonry Rules of the Board at Manhattan College.

Results were as follows:

Cinder Block:

1. 2″ x 8″ x 18″ Solid Cinder
   Average Compressive Strength—1481 p.s.i.
   Absorption; lbs./cu. ft.—9.5
2. 3″ x 8″ x 18″ Hollow Cinder
   Average Compressive Strength—734 p.s.i.
   Absorption; lbs./cu. ft.—12.2
3. 6″ x 8″ x 16″ Hollow Cinder Header
   Average Compressive Strength—893 p.s.i.
   Absorption; lbs./cu. ft.—11.6
4. 6″ x 9″ x 18″ Hollow Cinder Header
   Average Compressive Strength—848 p.s.i.
   Absorption; lbs./cu. ft.—9.9
5. 8″ x 8″ x 16″ Solid Cinder
   Average Compressive Strength—1820 p.s.i.
   Absorption; lbs./cu. ft.—8.2
6. 8″ x 8″ x 18″ Hollow Cinder
   Average Compressive Strength—1012 p.s.i.
   Absorption; lbs./cu. ft.—11.9
7. 8″ x 9″ x 18″ Hollow Cinder Header
   Average Compressive Strength—876 p.s.i.
   Absorption; lbs./cu. ft.—10.66
8. 12″ x 8″ x 16″ Solid Cinder
   Average Compressive Strength—1571 p.s.i.
   Absorption; lbs./cu. ft.—11.5

Concrete Block:

1. 8″ x 8″ x 18″ Solid Concrete
   Average Compressive Strength—2010 p.s.i.
   Absorption; lbs./cu. ft.—5.05
2. 12″ x 8″ x 16″ Solid Concrete
   Average Compressive Strength—1585 p.s.i.
   Absorption; lbs./cu. ft.—6.6

Recommendation

On the basis of the inspection and test, the Committee recommends that the resolution adopted by the Board June 17, 1947 and as amended October 15, 1947 under Cal. No. 119-47-SM be amended to include the above described cinder and concrete block, on condition that the requirements of the resolution adopted June 17, 1947, under Cal. 119-47-SM are complied with; and further that the 2″ x 8″ x 18″ Solid Cinder Block be used only in accordance with the requirements of C26-309.o.d.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 17, 1947 and October 15, 1947 in accordance with the above report.

292-48-SM

APPLICANT—Fred N. Severud, for The Waylite Co., owner.

SUBJECT—Application reopened May 24, 1949—re Waylite (lightweight aggregate); previously approved.

APPEARANCES—
For Applicant: Alfred B. Heiser, Roger Starr and Walter W. Warren.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (292-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 292-48-SM October 19, 1950

Subject: Amendment of Resolution so as to include the use of Waylite (lightweight aggregate for use in concrete) under the provisions of C26-620.0 Administrative Building Code.

Fred N. Severud for Waylite Company requested by letter dated May 9, 1949 that the resolntion adopted by the Board under Cal. 292-48-SM on March 29, 1949 be amended so as to permit the use of Waylite under the provisions of C26-620.0 Administrative Code. The case was reopened by a vote of the Board May 24, 1949.

Purpose

The material, Waylite, of a mix, by volnme, of 1 part of cement, 2 parts of sand and 5 parts of Waylite, to be used as provided for under the requirements of C26-620.0 Administrative Code.

Description

The material, Waylite, is the same material that was approved by the Board under Cal. 292-48-SM on March 21, 1949 for use as a lightweight aggregate under the pertinent sections of the code.

Inspection and Test

Comparative tests were made in compression, bond and fire test, under load, on Waylite Specimens and cinder concrete specimens. The test specimens were the same volumetric mix, namely 1:2:5.

Results were as follows:

	Waylite	Cinder Concrete
COMPRESSION:	1962 p.s.i.	1782 p.s.i.
Bond - Bar Slip 0.010 inches	600 lbs/sq. in. of contact surface	483 lbs/sq. in. contact surface.

The Bond and Compression test were conducted by the Robert W. Hunt Laboratory. The full test report is on file and is part of the record.

The Fire test was conducted at Protexol Laboratory on two test samples. One of Waylite and the other of cinder concrete. The two test samples were fire tested simultaneously in the one furnace and cach slab was loaded at the third points, while undcr test, with a total load of 450 pounds. The maximum temperature reached at the end of 4 hours was—

Waylite 600°F. Cinder Concrete 790°F.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends that the resolution adopted by the Board under Cal. 292-48-SM on March 29, 1949 be amended so as to pcrmit the use of Waylite (lightweight aggregate) under the provisions of C26-620.0 Administrative Building Code on condition that the requirements of the resolution adopted March 29, 1949 under Cal. 292-48-SM be complied with.

The Committee further recommends that the stresses allowed for structural stcel under C26-368.0.C-3(2) be permitted when the mixes as described under recommendations #4, #5 and #6 of the resolution adopted March 29, 1949 under Cal. 292-48-SM are complied with.

Edwin W. Kleinert,
Commissioner.

Leslie J. Huber,
Chief Engineer.

John A. Darts,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 29, 1949 in accordance with the above report.

777-49-SM

APPLCANT—Ncwark Plastcr Co., Inc., owner-manufacturer.

SUBJECT—Old Newark 2-inch Solid Plaster Partition, approval of.

APPEARANCES—
For Applicant: Frederick Tomkins, Jr.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (777-49-SM)

Whereas, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Rc: Cal. No. 777-49-SM October 31, 1950

Snbject: Old Newark 2-inch Solid Plaster Partition, approval of.

Ncwark Plaster Co. Inc., New York, filed November 2, 1949, an application with the Board of Standards and Appeals for approval of the material known as the Old Newark 2-inch Solid Plaster Partition, under the provisions of C26-636.o.c. Administrative Building Code.

Purpose

This material is to be used as a fireproof partition under the provisions of C26-636.o.c. Administrative Building Code.

Description

The Old Newark 2-inch solid plaster partition is composed of a gypsum lath core plastered on each face with a sanded gypsum plaster. The gypsum lath, or core, used in this partition was approved by the Board under Cal. 789-39-SM; the plaster—U. S. Gypsum Company Cement Plaster approved by the Board under Cal. 800-39-SM; gauging plaster—Woodville Lime Products Company approved by the Board under Cal. 1311-39-SM. The ceiling runner was of the lock type galvanized steel ¾" x 2½" made of 24 gauge and manufactured bv Penn Metal Company. The floor clips were Double Base Clips No. 226 as manufactured by Penn Metal Company, and the 2½" high base plate No. 225 made of 18 gauge steel as manufactured by the Penn Metal Company. The bracing units consisted of two ¾" standard lathing channel and the Olsen Clip (approved under Cal. 354-43-SM). The ceiling runner, floor clips and base plate have not been formally approved by the Board; but an application (Cal. 157-50-SM) for the approval of the above items is on file and pending before the Board.

Inspection and Test

Sample gypsum lath was procured from the plant of the applicant at South Kearney, New Jersey, by L. V. Huber, Chief Engineer, Committee on Test; the other materials were procured from dealers stock. All materials were identified and marked and forwarded to Ohio State University where the fire test was conducted in accordance with the requirements of C26-609.o Administrative Building Code.

Test Panel:

Two similar test panels were constructed; one for the fire endurance test, the second for the hose stream test.

The panels were constructed in the following manner:

The base clips were anchored to the concrete bolsters, in the test yoke, with 3/16" Rawl-Drives, 16 inch on centers. The base plates were cut and spliced to make a length of 10'2¼" and then held down on the top points of the base clips and the prongs of the clips were bent into the bottom flange of this base plate . . . the base assembly was then grouted in place.

The ceiling runner was attached to the top of the concrete yokes with ¾" Rawl-Drives, 16 inch on centers; the ceiling runner was placed with the long side vertical. Fifteen inch lengths of the ceiling runner were cut and fastened to the sides of the yoke; one at the center and one at each quarter point for use as tie-in side shoes.

A scction of lath was placed in the groove of the base and into the side shoes; the prongs of the ceiling runner and side shoes were bent to hold the lath in place. As each succeeding sheet of lath was placed in the wall, the joint of the "V" edge was placed in close contact with the proceeding recess "V" and one Olsen bracing clip was placed in the joint at 1/3 height locations.

After all the lath was in place the ¾ inch lathing channel horizontal braces were snapped into the Olsen clips on one face of the panel; the vertical angle iron brace was inserted and were tied to the horizontal braces and the Olsen clip.

A scratch coat of plaster (mix by weight; 1 part of USG Cement Plaster to 1 part of sand) was applied to thc unbraced side of the lath core. After this the braced side was scratch coated. The thickness of the scratch coat on each side was 5/16". After setting for 24 hours the bracing was removed.

The brown coat, (mix by weight, 1 part of USG Cement Plastcr to 2 parts of sand) was applied to both faces, the thickness of the brown coat was ⅜" on each side.

A finish coat 1/16" thick (mix, one part of Old Newark Gauging Plaster to 3 parts of Woodville Lime putty) was applied after the brown coat had set.

The fire and hose stream tests on these panels were conducted in accordance with the requirements of C26-579.o

through C26-587.o Administrative Building Code at Ohio State University September 28 and 29, 1950 in the presence of J. A. Darts, Engineering Division, Committee on Test and F. Tomkins, Jr., W. Frenaye and G. Lefflar representing the applicant.

Results: The panel failed in the fire test by the temperature rise of a single face thermocouple at 1 hour and 5 minutes which is in excess of the 60 minutes required to comply with the requirements of C26-636.0.c. The maximum deflection of the panel was 5.2 inches.

In the hose stream test, the second panel was subjected to fire in accordance to the standard time temperature curve for 30 minutes and then subjected to the hose stream. As required to comply with C26-592.0.2 no water passed through the partition.

The complete report Ohio State University Report (Project T160) is on file with and is part of the record.

In addition to the requirements of C26-609.0 and impact test for structural strength was conducted on a similarly constructed panel 8′ x 16′0″. This test was conducted by the United States Testing Co., Inc., in the presence of the same personnel who witnessed the fire and hose stream test.

A 60 pound sandbag was suspended from a point even with the top of the panel in such a manner that the center of the bag was in line with and just in contact with the center of the panel. The effective radius of swing was 48 inches. The bag was swung through successive arcs of 30°, 45°, 60° and 90° and the amount of instantaneous deflection at each impact and the accumulative permanent set were read. Results were as follows:

Rise	*Instantaneous Deflection*	*Cumulative Permanent*
30°	.05	0
45	.10	0
60	.12	0
90	.20	.002
90 (3rd time)	.25	.003
90 (7th time)	.28	.005
90 (20th time)	.32	.006

A faint hairline crack appeared at the first 90° impact running from the floor vertically to the point of impact and from there angling off at approximately 30° from the vertical to the top of the panel.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the date filed by the applicant, the Committee on Test recommends the approval of the Old Newark 2-inch Solid Plaster Partition for use as a 1 hour fireproof partition as required under C26-636.0.c Administrative Building Code, on condition that it is constructed of the materials and in the manner herein described. The Committee further recommends that each design submitted to the Department of Housing and Buildings shall bear wording, reading as follows: "Partitions used in this design are made in accordance with the provisions of the approval granted under Cal. 777-49-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

297-50-SM

APPLICANT—Samuel Cohen, for World Steel Products Corp., owner-manufacturer.

SUBJECT—Indestructo Flush Hollow Metal Door, approval of.

APPEARANCES—
For Applicant: Samuel Cohen and J. B. Sussman.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (297-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal.: 297-50-SM October 17, 1950

Subject: Indestructo Flush Hollow Metal Door, approval of.

The World Steel Products Corporation, owner-manufacturer through their agent Samuel Cohen filed April 19, 1950 an application with the Board of Standards and Appeals for approval of the Indestructo Flush Hollow Metal Door under the provisions of C26-610, C26-178.0.b for under C26-661, C26-662, C26-663, C26-664, and C26-665, Administrative Building Code and as a fireproof one and one half hour opening protective assembly under the Multiple Dwelling Law and the Labor Law.

Purpose

A fireproof opening protective assembly.

Description

This door is constructed of two sheets of 20 gauge metal interlocked at the corners and reinforced with 16 gauge channel spaced not over 7½″ on centers. These channels are spot welded to the face plates 6″ on centers. The hinge and lock reinforcements are 11 gauge by 1½ inches spot welded on the inside of the door. The top and bottom of the door is closed with two 16 gauge channels spot welded to the two surface plates 3 inches on centers. The top and bottom channels are perforated with three 5/16 inch holes. The door is insulated with air cell asbestos. The hardware consists of three 4½ inch by 4½ inch full mortise butts and one mortise latch with ¾ inch throw. The test sample was 2 ft. 11¾ in. by 6 ft. 11⅝ inch by 1¾ inch.

Inspection and Test

The makeup of the test door was witnessed by Chief Engineer Leslie V. Huber of the Committee on Test and the test door was fire tested at the Testing Laboratory of Protexol at Kenilworth, N. J. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test, L. N. Sussman and J. Sussman representing the applicant, R. C. Bastress, H. Vettel and K. A. Markey of the Laboratory. The report of the Laboratory dated August 4, 1950 is on file and is part of the record. The opening protective assembly was subjected to fire endurance and hose stream test in accordance with details and procedures as outlined in Art. 11 of the Administrative Building Code.

Recommendation

On the basis of the foreging data wherein the test meets the requirements of C26-610.0 the Committee recommends the approval of the Indestructo Flush One and One Half Hour Hollow Metal Door under C26-191.0 when constructed and hung as described herein as having met the fire resistive requirement for a rating of one and one half hour for uses as follows—under C26-661.0 as opening protective assembly for use in fire partitions wherein a fire resistive rating of one and one half hour is required, under C 26-662.0 wherein a ¾ hour fire resistive rating is required, under C26-663.0 for protection of openings in interior shafts which require a fire resistive rating of 1½ hours and under the provisions of the Multiple Dwelling Law and Labor Law where a fire resistive rating of one hour is required.

The foregoing recommendation includes the use of flush type doors and for the increase in permissible sizes as pro-

vided in C26-610.0. It is further recommended that all opening protective assemblies manufactured under the approval shall in addition comply with all the detail requirements contained herein and shall be marked and inspected as provided for in the Opening Protective Assembly Rules of the Board of Standards and Appeals.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

502-50-SM

APPLICANT—American Radiator and Standard Sanitary Corp., owner-manufacturer (D. J. Keefe, agent).
SUBJECT—Sanistand, Female Urinal Model F-5800, approval of.
APPEARANCES—
For Applicant: Robert S. Wylie.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (502-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 502-50-SM October 25, 1950
Subject: Sanistand, Female Urinal—Model F-5800, approval of.

American Radiator and Standard Sanitary Corp., owner-manufacturer filed June 22, 1950 an application with the Board of Standards and Appeals for approval of the Sanistand, Female Urinal Model F-5800 under the provisions of C26-178.0.b and C26-1256.0 and C26-1277.0,c,d,e,f,h and i, Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

A urinal specifically designed for women's use.

Description

The Sanistand is a vitreous china top inlet, and floor outlet urinal designed for women's use with an extra long lip, 18 inches high from floor to top of rim and with jet and large outlet and waterway. The water seal of the fixture is 4⅝ inches, the diameter of trap is 2⅝ inches.

Inspection and Test

This device was inspected and tested at 50 West 40th St. and found to operate as designed. Various materials were washed down under static and running pressure. Present at the test were L. V. Huber, Chief Engineer, Committee on Test and D. J. Keefe representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Sanistand Female Urinal Model F-5800 for use in New York City when installed and operated in accordance with this report, and the provisions of Sec. C26-1256.0 and C26-1277.0 c,d,e,f,h, and i, Administrative Building Code, and the Submerged Inlet Rules of the Board of Standards and Appeals, provided each urinal installed bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #520-50-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

530-50-SA

APPLICANT—Joseph K. Blum, for Burnwell Incinerator Corp., owner-manufacturer.
SUBJECT—Burnwell Incinerator, Models A and B, approval of.
APPEARANCES—
For Applicant: Joseph K. Blum and Donald J. Blum.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating..... 3
Negative 0
Absent: Deputy Chief Guinee..... 1

THE RESOLUTION (530-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 530-50-SA October 30, 1950
Subject: Burnwell Incinerator—Models A and B, approval of.

Burnwell Incinerator Corporation filed June 27, 1950 an application with the Board of Standards and Appeals for approval of the Burnwell Incinerator, Models A and B under the provisions of C26-178.0.b and C26-709.0 Administrative Building Code.

Purpose

An incinerator for burning of refuse, rubbish, garbage or waste in apartment houses, etc.

Description

Model A—This incinerator consists of a combustion chamber bridge wall, down pass for combustion gases settling chamber for solid material and return pass to the feeding flue. Near the bottom of the feeding flue is a Burnwell air lock. This is a means that utilizes air only to prevent combustion gases from flowing directly upward into the feeding flue but does not impede the dropping of refuse, etc., into the furnace. The combustion chamber is equipped for burning auxiliary fuel for ignition as well as to maintain sufficient temperature about 1200° to destroy odors. The burner is automatically controlled by a thermostat set to maintain the required temperature. Refuse is dropped into the incinerator combustion chamber through the flue, passing through the air lock upon the grate, either dumping or stationary type. The refuse is ignited by the oil flame. The combustion gases are directed over the bridge wall, under the curtain wall, and into the return pass and into the flue. The products of combustion are prevented from going directly up the flue from the combustion chamber by the air lock. A motor driven fan with duct work is provided for the air-lock. The oil or gas burner with safety controls approved by the Board of Standards and Appeals is provided.

Model B—has the same operating principles but the construction is slightly different. The return pass is constructed of flue tile enclosed in fire brick and supported by reinforced tile kams insulated from the return pass by 1 inch of magnesia.

Inspection and Test

These models of the Burnwell Incinerator were inspected and tested at 312 West 23rd Street, Manhattan and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Joseph K. Blum, representing the applicant. The incinerator operated in conformity with section 13 of Rules, Regulations Bureau of Smoke Control, Chap. 26 Administrative Building Code. No products of combustion or fly ash escaped from the incinerator top.

Recommendation

On the basis of this inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Burnwell Incinerator, Models A and B, for use in New York City when installed and operated in accordance with this report, C26-709.0 Administrative Building Code and the Rules and Regulations of the Bureau of Smoke Control of the Department of Housing and Buildings, provided each incinerator bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar No. 530-50-SA."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

798-39-SM

APPLICANT—Newark Plaster Co., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional name —re Kelley Cork-Gypsum Lath (previously approved).

APPEARANCES—
For Applicant: Frederick Tomkins, Jr.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (798-39-SM)

WHEREAS, Newark Plaster Co., for Kelley Plasterboard Co., Inc., owner, filed June 15, 1939 an application with the Board of Standards and Appeals for approval of the material known as Kelley-Cork Gypsum Lath and this material was approved January 9, 1940, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on January 9, 1940 by adding thereto:

"that this product may also be marketed by the Newark Plaster Company as Old Newark Gypsum Lath and Old Newark Gypsum Plaster Board *on condition* that under whichever name marketed, the requirements of the resolution adopted January 9, 1940 shall be complied with."

816-39-SM

APPLICANT—Newark Plaster Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional name —re Kelley Cork-Gypsum Wallboard (previously approved).

APPEARANCES—
For Applicant: Frederick Tomkins, Jr.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (816-39-SM)

WHEREAS, Newark Plaster Company, owner, filed June 19, 1939, an application with the Board of Standards and Appeals for approval of the material known as Kelley Cork-Gypsum Wallboard and this material was approved by the Board November 21, 1939, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 21, 1939 by adding thereto:

"that the product may be marketed under the name of Old Newark Gypsum Wallboard *on condition* that under whichever name marketed, the requirements of the resolution adopted November 21, 1939 shall be complied with and that the report is hereby *amended* as to Kelley Cork-Gypsum Wallboard ½" in thickness, so that as *amended* this portion of the report shall not include an approval of such when not plastered on both sides as a one hour fireproof partition."

501-48-SA

APPLICANT—Berkeley Manufacturing Co., new owner (Lanna Burner Corporation, former owner).

SUBJECT—Application for consideration—reopening and amendment of resolution to include additional names —re Lanna Burner—Models D200, D220, D240, D260, D300, D320, D340 and D360 (previously approved).

APPEARANCES—
For Applicant: Benjamin Malkin.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (501-48-SA)

WHEREAS, Lanna Burner Corporation of Paterson, N. J., filed May 26, 1948, an application with the Board of Standards and Appeals for approval of the Lanna Burner Models D-200, D-220, D-240, D-260, D-300, D-320, D340 and D-360 under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board and this appliance was approved by the Board July 20, 1948, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant under date of October 26, 1950 advises that the Lanna Oil Burner is now owned by the Berkeley Manufacturing Company, 505 West Lehigh Avenue, Philadelphia, Pennsylvania; and

WHEREAS, the applicant has requested that the resolution be *amended* so as to permit the Lanna Oil Burner as approved by resolution adopted July 20, 1948 to also be marketed under the name of Berkeley Oil Burner.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 20, 1948 by adding thereto:

"that this oil burner in the several models may also be marketed under the name of the Berkeley Oil Burner *on condition* that under whichever name marketed the requirements of the resolution adopted July 20, 1948 shall be complied with."

518-43-SM

APPLICANT—Metal Covered Door Associates, owner.

SUBJECT—Application for consideration—reopening and report as to proposed change in construction—re Kalamein One and One-Half Hour Test Fire Door Assembly (previously approved).

APPEARANCES—
For Applicant: Bernard Sussman.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider change in construction, for report and test if required.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

830-46-SM

APPLICANT—U. S. Stoneware Company, owner.

SUBJECT—Application for consideration—reopening and restoration to docket—re the U. S. Stoneware Company, Ceramic Diluting Sump Tank, approval of (previously dismissed for lack of prosecution).

APPEARANCES—
For Applicant: Hubert Royer.

ACTION OF BOARD—Application reopened and restored to the docket for consideration.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

589-50-SA

APPLICANT—The Lummus Company, owner-manufacturer.

SUBJECT—The Lummus Company U Tube Type Fuel Oil Heater, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

590-50-SA

APPLICANT—The Lummus Company, owner-manufacturer.

SUBJECT—The Lummus Company Straight Tube Type Fuel Oil Heater, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

567-50-A

APPLICANT—Gabriel Nathan, for Sarah Rauch, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMSES AFFECTED—1223 Cornaga avenue, south side, 180 ft. west of Beach 9th street (Block 78, Lot 55), Far Rockaway, Borough of Queens (under section 35, General City Law re bed of mapped street—Beach 12th street).

APPEARANCES—
For Applicant: Gabriel Nathan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (567-50-A)

WHEREAS, Gabriel Nathan, for Sarah Rauch, owner, filed July 26, 1950, an application pursuant to Section 35 of the General City Law relating to the alteration of a building located partly in the bed of a mapped street (Beach 12th street) affecting premises 1223 Cornaga avenue, south side, 180 ft. west of Beach 9th street (Block 78, Lot 55), Far Rockaway, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated July 24, 1950, as to Alt. Applic. 1725-50, reads:

"1. Proposed extension to existing dwelling is partly in the bed of a mapped street, Sec. 35 of General City Laws."

and

WHEREAS, the applicant states the building is 2 stories, 24 ft. in height; 34 ft. by 54 ft. in area at 1st floor; 34 ft. by 28.8 ft. in area at 2nd floor; of class 4 construction, proposed to be increased in area to 34 ft. by 64 ft. at 1st floor and 34 ft. by 28.8 ft. at 2nd floor; that the premises are located in a residence use D area, class 1 height district and have been used as at present since 1943 as follows: cellar, recreation room and ordinary use; 1st floor, dentist's offices and dwelling, 1 family; 2nd floor, bedrooms; that no change in use or occupancy is proposed; that the building is provided with one 3 ft. wide frame stairs, frame enclosed; and

WHEREAS, the applicant contends that the plot is 60 ft. by 125 ft., developed with a one and two story dwelling and dentist's offices, occupied in conformity with Section 9(c) of the zoning resolution; that the owner now proposes to build a one story extension at the side and rear in order to enlarge his living quarters; that Beach 12th street has been on the City Map since October, 1922, without any action by the city leading to its acquisition; that it would be an undue hardship to the owner to be deprived of the right to enjoy the full use of her property and it is therefore requested that she be granted relief from the decision of the borough superintendent.

Resolved, that the decision of the borough superintendent acting on Alt. Applic. 1725-50, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* under the powers vested in the Board under section 35 of the General City Law, to permit the extension of an existing frame building into the bed of a mapped street substantially as proposed and as indicated on plans filed with this appeal marked "Received October 30, 1950" (three sheets), *on condition* that in the event a portion of the premises is acquired by the city for the proposed street, the owner shall be reimbursed for the land as may be determined by the court and that the building and extension as proposed shall be amortized at the rate of 10% a year dating from the date of this resolution based on a valuation as determined by the court and no claim shall be made for the portion of

the land and building not proposed to be taken; that in all other respects, the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

576-50-A

APPLICANT—American Seal-Kap Corporation, owner.
SUBJECT—Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—11-05 44th drive and 11-04 44th road, east side of 11th street, from 44th drive to 44th road (1st floor); (Block 447, Lots 21, 31 and 32), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: Frank M. Rees.
For Administration: Thomas A. Larkin, Fire Dep't.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (576-50-A)

WHEREAS, American Seal-Kap Corporation, owner, filed July 17, 1950 an appeal from an order and decision of the fire commissioner, affecting premises 11-05 44th drive and 11-04 44th road, east side of 11th street, between 44th drive and 44th road (1st floor); (Block 447, Lots 21, 31 and 32), Long Island City, Borough of Queens; and

WHEREAS, Order No. 27672-LF issued by the fire commissioner May 2, 1950 and referred to in a decision of the fire commissioner dated June 20, 1950 reads:

"1. Arrange screens on windows on 1st story so as to be readily movable or removable from both sides in such a manner as to afford the free and unobstructed use of such windows for the purpose of egress, as per Section 272 of the Labor Law."

and

WHEREAS, the applicant states that the building is 2 and 3 stories, 35 ft. and 52 ft. in height, 80 ft. by 196 ft. in area, of class 3 construction, erected prior to 1916, located in an unrestricted use B area class 1½ height district, used and occupied since 1929 as follows: basement—boiler room —2 persons; 1st floor—shipping, receiving and office, chemical department, printing and forming—230 persons; 2nd floor—office, blanking, forming, wrapping, and spraying—60 persons; 3rd floor—drafting, machine shop, art department, medical department and locker room—28 persons; that no change in use or occupancy is proposed; that the building is equipped with an approved standpipe system, an approved two source sprinkler system; that there are two interior steel and concrete stairs, brick enclosed, equipped with fireproof self-closing doors, one of which stairs leads to roof and one to street; that there are three fire escapes, two of which lead to roof by stair and one by ladder, and two to street by stair and one by ladder; that doors on the course of the fire escapes are fireproof self-closing; and

WHEREAS, Certificate of Occupancy Q40391 issued May 12, 1947 for premises 11-22 44th road, southeast corner of 11th street upon completion of work under Alt. 2249-45 permits the use of such building as a factory with an occupancy of ten persons on the first floor, 45 on the 2nd and 105 on the 3rd floor; and

WHEREAS, the applicant contends that the screens installed prevent intrusion and are double, the inner screen being an ordinary screen and the outer screen being of heavy material; that the screen on the door and those on the double hung windows on 11th street are also constructed in this manner; that all screens on 11th street are of heavy material and are for halting intruders; that all screens are fastened in such a manner as to be readily openable from the inside and cannot be opened from the outside except with the use of a fire ax or bar; that the employees are trained in the use of extinguishers and fire pails and the equipment in the building is such that the turning of a valve or pulling of a switch could cause a fire; that if intruders entered the premises and caused a fire they would simply run away; that persons have broken windows and entered the plant in the past.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law as cited in a decision of the fire commissioner acting on Order No. 27672-LF, Item 1, and that the application be and it hereby is *granted* to permit the continuation of the screens on the windows as proposed and as indicated on plans filed with this application marked "Received July 17, 1950" (three sheets), and marked "Received November 8, 1950" (one sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the standpipe system and two source sprinkler system shall be maintained in accordance with the requirements therefor; that the existing means of exit as shown on such plans shall be maintained and kept available for exit during working hours.

789-50-A

APPLICANT—Voorhees, Walker, Foley and Smith, for 1501 Broadway Corporation, owner (Paramount Pictures Theatres Corp., lessee).
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1493-1505 Broadway, west side, from West 43rd to West 44th streets, 207-215 West 43rd street and 200-214 West 44th street (1st floor, theatre); (Block 1015, Lot 29), Borough of Manhattan.
APPEARANCES—
For Applicant: Joseph Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (789-50-A)

WHEREAS, Voorhees, Walker, Foley and Smith for 1501 Broadway Corporation, owner, Paramount Pictures Theatres Corporation, lessee, filed October 27, 1950, an appeal from a decision of the borough superintendent, affecting premises 1493-1505 Broadway, west side between West 43rd and West 44th street, 207-215 West 43rd street and 200 to 214 West 44th street (1st floor); (Block 1015, Lot 29), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated October 17, 1950, as to B.N. Applic. 3229-50, reads:

"1. All parts of marquees should not extend within two feet of the new curb line as per Sec. 2.4.1.4.8 Bldg. Code."

and

WHEREAS, the applicant states the building is 30 stories, 407 ft. 7 in. in height; 200 ft. 10 in. by 207 ft. in area, of class 1 construction, erected 1925, located in a retail 1 use, B area, class 2 height district and used and occupied since 1925—theatre portion, orchestra, 1696 persons; mezzanine, 371 persons; balcony, 1597 persons; lobby, 300 persons, above, theatre, mezzanine, executive offices, 100 persons; 1st and 2nd floors, offices, 100 persons each; office building portion—cellar, restaurant, 575 persons; 1st floor, stores, 15 persons; 2nd to 30th floors, offices; that the building is equipped with an approved standpipe system, an approved one source sprinkler system in the stage and dressing room portions of the treatre sections; that the building is provided with an approved interior fire alarm system; and

WHEREAS, Certificate of Occupancy 13720 issued February 20, 1928, on completion of work under Alt. Applic. 1762-27 permits the present use and occupancy; and

WHEREAS, the applicant contends that the existing marquees on the 43rd street side extends to the curb line and were erected under Alt. Applic. 2180-1928 at which time there was no requirement that they set back 2 ft. from the curb line; that due to the widening of West 43rd street by the Borough President it is now necessary to cut the marquees back; that plans filed with this appeal indicate that a distance of 1 ft. 1 in. back from the curb line can be obtained without resulting in a major structural change to the marquees; that due to the fact that the existing condition will be improved, it is requested the Board permit the reconstruction of the marquees as proposed and as indicated on plans filed with this appeal; and

WHEREAS, under Cal. 568-48-A, the Board granted permission for reconstruction of a marquee on the Broadway front of the building.

Resolved, that the decision of the borough superintendent dated October 17, 1950 acting on B.N. Applic. 3229-50, objection 1, be and it hereby is *modified* and the appeal be and it hereby is granted *on condition* that the existing marquees are reduced as proposed and as indicated on plans marked "Received October 27, 1950," (two sheets), and that the marquees shall not be otherwise changed in location or extension along the building line.

802-50-A

APPLICANT—Earl H. Lundin, for Massachusetts Mutual Life Insurance Company, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—600 5th avenue and 1-7 West 48th street, northwest corner and 8-12 West 49th street (7th, 8th, 9th and 10th floors); (Block 1264, Lots 45, 46 and 144), Borough of Manhattan.

APPEARANCES—

For Applicant: Earl H. Lundin, R. G. Kraft and L. J. Beck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (802-50-A)

WHEREAS, Earl H. Lundin for Massachusetts Mutual Life Insurance Company, owner, filed November 1, 1950 an appeal from a decsion of the borough superintendent, affecting premises 600 Fifth avenue, 1-7 West 48th street, northwest corner, and 8-12 West 49th street (Block 1264, Lots 45, 46 and 144), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated October 23, 1950 acting on amendment to Alt. Applic. 180-49 reads:

"23. All lot line windows should be of ¾ hour test fire resistive rating as per Sec. 10.7.11 Bldg. Code.

and

WHEREAS, amendment filed October 23, 1950 upon which the above decision was rendered was to substitute clear glass for wire glass windows on the lot lines, the windows in question occurring on the 7th, 8th, 9th and 10th floors, north and west elevations; and

WHEREAS, the applicant states that the building is 26 stories, 392 ft. 10 in. in height, 100 ft. 9½ in. by 200 ft. in area at 1st floor, 56 ft. by 126 ft. 2½ in. in area at typical floor, of class 1 construction, now in the course of erection, on a lot 200 ft. by 100 ft. 4½ in. in area, in a restricted retail and retail use B area class 1½ height district, proposed to be used and occupied: cellar—mechanical equipment, etc.—112 persons; basement—shops, storage and passage—220 persons; 1st floor—shops—420 persons; 2nd to 26th floors—offices; that the building is equipped with an approved standpipe system, an approved two source sprinkler system throughout subcellar and cellar and an approved interior fire alarm system; that there are three interior fireproof stairs and one fire tower leading from roof to street; and

WHEREAS, the applicant states that in order to comply with the desires of a tenant, approval is requested to remove the wire glass from lot line windows on the north and west sides of the building from the 7th to 10th floors inclusive and to substitute ¼" thick plate glass for the wire glass; and

WHEREAS, the applicant contends that three windows are proposed to be changed on the 10th floor and six on the 8th and 9th floors; that the glass of these windows is recessed 5 in. inside the lot line and is therefore located 30 ft. 5 in. from the nearest adjacent wall of the Goelet building; that on the 7th floor there are eleven windows to be changed and these windows are also 30 ft. 5 in. from the nearest adjacent wall of the Goelet building; that at the west end of the north wall on the 7th, 8th, 9th and 10th floors there are four windows in question which are above the six story wing of 600 Fifth Avenue Building and as they are 160 ft. in a horizontal direction from the nearest building and are located immediately above a part of the building in question, it is felt that these windows are not required to be glazed with wire glass; that on the west wall there are eleven windows on the 7th floor and nine on the 8th, 9th and 10th floors which it is proposed to change; that these windows are recessed 5 in. inside the lot line and are therefore 25 ft. 5 in. from the adjacent Time & Life building; that the offices are to be occupied by executives of a high-class corporation, who in moving into a building of this type, do not feel that wire glass of the type available is in keeping with the appearance of this building or the surrounding Rockefeller Center buildings; that an effort was made to obtain wire glass of the "Misco" type but it was found that this glass has not been manufactured for quite some time and the only type available is ordinary chicken wire variety such as is installed in factories, etc.; that the buildings adjacent both to the north and west of the windows in question are modern fireproof construction similar to the building in question now under construction.

Resolved, that the decision of the borough superintendent dated October 23, 1950 acting on amendment to Alt. Applic. 180-49, objection 23, be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the windows on the 7th, 8th, 9th and 10th floors to the west having steel frames and sash to be glazed with plain ¼ in. polished plate glass and also to permit similar windows on the north elevation of such floors to be glazed with polished plate glass except for the three westerly windows in the 4th bay from Fifth avenue, having an exposure to the extension of the Goelet Building adjoining to the north, which shall meet the requirements of law as to fireproof frames and sash glazed with wire glass all as shown on plans filed with this appeal marked received "November 1, 1950," (2 sheets) and "November 24, 1950" (4 sheets), *on condition* that the standpipe system and the interior fire alarm system and the two source sprinkler system in the cellar and sub-cellar with connection to fire headquarters through a central station shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissioner; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

708-42-A

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—2001-2011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6442, Lot 5), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution of September 29, 1942 rescinded.

THE VOTE TO REOPEN AND RESCIND RESOLUTION OF SEPTEMBER 29, 1942—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (708-42-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 2001-2011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6442, Lot 52), Borough of Brooklyn was granted by the Board September 29, 1942, on certain conditions; and

WHEREAS, the applicant requested a rescindment of the resolution as the tanks were not installed and the owner desires to comply with the code requirements.

Resolved, that the Board of Standards and Appeals does hereby *rescind* the resolution of September 29, 1942, in view of the *amendment* to the resolution adopted this day under Cal. 442-42-BZ.

118-49-A—Vols. I and II

APPLICANT—Rossville Salvage Corporation, for Mary A. Witte, owner (Rossville Salvage Corporation, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from an order of the fire commissioner (previously granted on condition with definite term for certain work to be done).

PREMISES AFFECTED—2575 Arthur Kill Road, west side, on water front (Block 7153, Lot 100), Rossville, Borough of Richmond.

APPEARANCES—
For Applicant: Lloyd R. Christopher.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (118-49-A—Vols. I and II)

WHEREAS, this appeal from an order of the fire commissioner, affecting premises 2575 Arthur Hill road, west side, on water front (Block 7153, Lot 100); (Rossville) Charleston, Borough of Richmond was granted by the Board, May 3, 1949, as Vol. I, on certain conditions; and

WHEREAS, this appeal from a new order of the fire commissioner was granted May 2, 1950, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 2, 1950 only in so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no burning has taken place during the four months permitted under the resolution adopted May 2, 1950 due to weather conditions and also that there have been no additional boats or hulks added to the premises which require burning, the term of this variance shall be four (4) months from the date of this *amended* resolution *on condition* that in all other respects the resolution adopted by the Board on May 2, 1950 shall be complied with (74409-C)."

730-46-A—Vol. II

APPLICANT—Samuel Rosenblum, for Marcast Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II for consideration of new appeal based on new decision of the borough superintendent—re Appeal from decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—31-33 Frankfort street, south side, 147 ft. 7¾ in. east of William street (1st floor); (Block 103, Lots 15, 16 and 114), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider new decision, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

773-50-A

APPLICANT—Ester Dermer, owner.

SUBJECT—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—2860-2864 (2860-2862 displayed) West 20th street, west side, 220 ft. north of Mermaid avenue (basement); (Block 7018, Lot 34), Borough of Brooklyn.

APPEARANCES—
For Applicant: Hyman H. Smith.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply, at request of applicant's representative.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

284-50-A

APPLICANT—S. J. Glaberson, for Sarah James, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Gates avenue and 382 Grand avenue, northwest corner, (Block 1965, Lot 74), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950 at 2 P.M. at the request of the applicant.

560-50-A

APPLICANT—Henry Feder, for Thorn Estates, Incorporated, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—84-09 Talbot street, southeast corner of 84th avenue (5th floor); (Block 3357, Lot 12), Kew Gardens, Borough of Queens.

APPEARANCES—
For Applicant: Henry Feder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950 at 2 P.M. for applicant to file revised plans.

MINUTES

578-50-A

APPLICANT—Elias K. Herzog, for Alan A. Schwimmer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Laid over to December 5, 1950 at 2 P.M. for inspection.

766-50-A

APPLICANT—Judenfreund, Gelbman and Glick, for Petrob Holding Corp., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—64-66 East 86th street, south side, 164 ft. 5⅓ in. east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Judenfreund.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 5, 1950 at 2 P.M. for applicant to file revised plans.

ZONING APPLICATIONS

845-41-BZ

APPLICANT—Max Horn, for Brooklyn Trust Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—14-07 Seagirt avenue and 121 Beach 14th street, southwest corner (Block 149, part of Lot 1), Far Rockaway, Borough of Queens.

APPEARANCES—
For Applicant: Max Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guince 4
Negative 0

THE RESOLUTION (845-41-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 14-07 Seagirt avenue and 121 Beach 14th street, southwest corner (Block 149, part of Lot 1), Far Rockaway, Borough of Queens, was granted by the Board July 14, 1942, on certain conditions; and

WHEREAS, the term of the variance was extended November 8, 1944, November 26, 1946 and November 30, 1948; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1942, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7, subdivision h for a term of two (2) years, to permit the parking of motor vehicles . . . that other than as herein *amended,* the resolution adopted on July 14, 1942, as *amended* through November 30, 1948, shall be complied with and that a certificate of occupancy shall be obtained. (Misc. App. 6777/41)."

442-42-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station.

PREMISES AFFECTED—2001-2011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6422, Lot 5), Borough of Brooklyn.

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (442-42-BZ)

WHEREAS, this application, under section 7c of the zoning resolution, permitting in a residence use district, the reconstruction and extension of an existing gasoline service station, affecting premises 2001-2011 Cropsey avenue and 8799-8815 20th avenue, northeast corner (Block 6442, Lot 5), Borough of Brooklyn, was granted by the Board September 29, 1942, on certain conditions; and

WHEREAS, the resolution was amended February 17, 1948; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended May 31, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 29, 1942 as *amended* by resolutions adopted through February 17, 1948 by adding thereto:

"that the design and arrangement of the accessory building may be in accordance with revised plans marked "Received September 19, 1950," (three sheets), *on condition* that in all other respects the resolution as adopted by the Board September 29, 1942 as *amended* through February 17, 1948 shall be complied with in all respects; that irrespective of the requirements of the resolution adopted under Cal. 708-42-A, the number of gasoline storage tanks may be eight (8) 550 gallon tanks (N.B. 49-42)."

91-45-BZ

APPLICANT—Lehman and Fitzsimons, for Frank Broz, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the

extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realignment (minor repairs) building.

PREMISES AFFECTED—61-20 to 61-26 Fresh Meadow lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 6901, Lots 42 and 45), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE TO REOPEN, AMEND RESOLUTION AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (91-45-BZ)

WHEREAS, this application under section 7c and 7i of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection of a new office, lubritorium, auto laundry, brake testing and realigning (minor repairs) building, affecting premises 61-20 to 61-26 Fresh Meadow Lane, west side, 111.40 ft. south of Horace Harding boulevard (Block 2673 (new 6901), Lots 42 and 45), Flushing, Borough of Queens, was granted by the Board July 10, 1945, on certain conditions; and

WHEREAS, the Board approved the plans submitted by the applicant September 25, 1945; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended November 22, 1949; and

WHEREAS, the applicant requested a further extension of time for such similar purpose and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1945, as *amended* by resolutions adopted through November 22, 1949, by adding thereto:

". . . that the size of the accessory building may be as indicated on revised plans marked 'Received November 17, 1950' (2 sheets), provided that the requirements of the resolution adopted on July 10, 1945, as *amended* by resolution of September 25, 1945, shall be complied with as to approval of plans, except where inconsistent with the revised plans hereby approved; that the terms of the resolution shall be complied with in all other respects; that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (NB 26/45)."

773-48-BZ

APPLICANT—Lama and Proskauer, for Nicholas R. Imperiale, owner.

SUBJECT—Application for consideration—reopening and extension of term for fifteen years—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i, 7e and 7h of the zoning resolution, permitting in a residence and retail use district, for a term of ten years, the erection and maintenance of a gasoline service station, to include lubritorium, auto laundry, sale of auto accessories, office and motor vehicle repair shop, with parking and storage of more than five motor vehicles in the open area and with curb cuts more than permitted distance from the intersection.

PREMISES AFFECTED—162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (773-48-BZ)

WHEREAS, this application under sections 7e, 7f, 7i and 7h of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station to include lubritorium, auto laundry, sale of auto accessories and motor vehicle repair shop with parking and storage of more than five (5) motor vehicles in open area, and with curb cut more than permitted distance from intersection; affecting premises 162-15 Rockaway boulevard and 165-01 to 165-13 145th drive, northeast corner (Block 13281, Lot 1), Jamaica, Borough of Queens, was granted by the Board February 15, 1949, on certain conditions; and

WHEREAS, the resolution was amended February 15, 1950 and September 12, 1950; and

WHEREAS, plans, submitted as being in substantial compliance with the requirements of the Board's resolution, were approved July 5, 1950; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 15, 1949, as *amended* July 5, 1950 and September 12, 1950 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of fifteen (15) years from the date of this *amended* resolution to permit . . .; that other than as herein *amended* the resolution adopted on February 15, 1949, as *amended* through September 12, 1950, shall be complied with in all respects; that all permits required shall be obtained and all work completed within one (1) year from the date of the resolution as adopted September 12, 1950 (N.B. App. 276/48)."

861-48-BZ

APPLICANT—Karl Propper, for Oncrest Realties, Inc.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7h for a term of two years, permitting in a residence use district, the parking of more than five motor vehicles for customers and patrons of Alexander's Department store (no fee to be charged).

PREMISES AFFECTED—2519-2525 Creston avenue and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx.

APPEARANCES—
For Applicant: Edward A. Doberman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete and term of variance extended.

THE VOTE TO REOPEN, EXTEND TIME AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (861-48-BZ)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking of more than five (5) motor vehicles for customers and

patrons of Alexander's Department Store (no fee to be charged), affecting premises 2519-2525 Creston avenue, and 62 East 191st street, southwest corner (Block 3175, Lots 26 and 36), Borough of The Bronx was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the resolution was amended December 20, 1949; and

WHEREAS, the applicant requested an extension of the term of variance and time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance and the time in which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7, subdivision h for a term of two (2) years from the date of this *amended* resolution, to permit . . .; and that all permits required shall be obtained and a new certificate of occupancy obtained within three (3) months from the date of this *amended* resolution. (Alt. Applic. 704-48)."

812-23-BZ—Vol. II

APPLICANT—O'Connell and McInerney, for Chatham Properties, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional use—re Application (decision of the borough superintendent) previously granted on condition, permitting in a residence district, the erection and maintenance of the extension of an existing garage for the storage of more than five (5) motor vehicles.

PREMISES AFFECTED—681-695 East Tremont avenue, east side, 1964 Belmont avenue and 1967 Crotona avenue (Block 3079, part of Lot 42), Borough of The Bronx.

APPEARANCES—
For Applicant: James S. McInerney.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional use, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

173-44-BZ

APPLICANT—Cafiero and Lacerenza, for Antonetta Trupiano, owner (Ralph DeLuca, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the conversion of occupancy of an existing building from "light storage" to a junk shop for a term of two years.

PREMISES AFFECTED—127-129 Kingsland avenue, west side, 125 ft. north of Herbert street (Block 2829, Lot 27), Borough of Brooklyn.

APPEARANCES—
For Applicant: William A. Lacerenza.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing January 9, 1951, at 10 A.M., waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

722-46-BZ

APPLICANT—Harry A. Yarish, for Maurice H. Rosner, owner (Abraham Samuels, lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, a wet wash laundry for a term of five (5) years.

PREMISES AFFECTED—158 Tompkins avenue, west side, 55 ft. north of Hart street (Block 1767, Lot 42), Borough of Brooklyn.

APPEARANCES—
For Applicant: Maurice H. Rosner.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional equipment not previously permitted in resolution adopted by the Board on November 19, 1946, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

8-48-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for R. C. & T. Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider revision—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles.

PREMISES AFFECTED—336-340 East 109th street, south side, 100 ft. west of First avenue (Block 1680, Lots 32 and 35), Borough of Manhattan.

APPEARANCES—
For Applicant: Ludwig P. Bono.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider revised proposal, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

16-49-BZ

APPLICANT—Alfred Gross, for Glen Oaks Village, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 21 and 7h of the zoning resolution, permitting in a residence use, F area district, the erection of more than one building on a lot, without the required rear and side yards and without required setbacks and the parking of more than five motor vehicles on unbuilt portions of lot.

MINUTES

PREMISES AFFECTED—Northeast corner of Little Neck parkway and 260th street and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Creedmore, Borough of Queens.

APPEARANCES—

For Applicant: James Pasta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on December 19, 1950, at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and new plans; to be heard in conjunction with Cal. Nos. 163-50-BZ and 164-50-A.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

663-49-BZ—Vol. II

APPLICANT—Siegel and Green, for Max Donner, owner; Golfhaven, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional use—re Application (decision of the borough superintendent) previously granted on condition under sections 7e and 7h of the zoning resolution for a term of years, to permit in a residence and local retail use district, the maintenance of a golf driving range and office, with a billboard in the local retail use area portion of the plot and to permit the parking of motor vehicles in the residence and local retail use portions of the plot for a term of five years.

PREMISES AFFECTED—1900-1920 Bruckner boulevard, southeast corner of White Plains road, east side, of White Plains road, between Bruckner boulevard and Hermany avenue, including beds of Houghton, Quimby, Story and Hermany avenues (Blocks 3674, 3675 and 3676, Lots 1 and Blocks 3677, Lots 73, 78, 79, 80 and 81), Borough of The Bronx.

APPEARANCES—

For Applicant: John Hronec.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider additional use.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

40-47-BZ

APPLICANT—Cafiero and Lacerenza, for Julia Di Mattina, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7b and 21 of the zoning resolution, permitting in a residence use district, the change of occupancy from multiple dwellings, to proposed extension of existing store and multiple dwelling.

PREMISES AFFECTED—164 Union street, south side, 94.9 ft. east of Hicks street (Block 343, Lot 11), Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 4:45 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

RULES

RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Rule 1—Scope.

1.1 Before any Opening Protective Assembly is used under the provisions of the Administrative Building Code, it shall be tested as required in Section C26-610.0 (10.1.18) and its Fire-Resistive Rating shall be designated as "¾-Hour", "1-Hour", "1½-Hour", or "3-Hour", in accordance with the approval.

1.2 Before engaging in the manufacture of approved Opening Protective Assemblies, the manufacturer shall have an established plant completely equipped with the necessary facilities, machinery and tools for the manufacture of the Opening Protective Assemblies.

1.3 Before applying for approval of plant and permission to manufacture approved Opening Protective Assemblies, the manufacturer shall file a list of his equipment and facilities with the Board of Standards and Appeals, together with a statement of the name, type, specifications and details of the approved door, which he agrees to manufacture in accordance with the rules and regulations of the Board and the requirements of the Administrative Building Code.

1.4 All Opening Protective Assemblies made under any approval issued by the Board of Standards and Appeals for the manufacture of approved Opening Protective Assemblies of "¾-Hour", "1-Hour", "1½-Hour" or "3-Hour" rating shall be rejected on evidence that such Opening Protective Assemblies are not manufactured or labelled in accordance with the approved specifications of the Board.

Rule 2—Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled either by the Borough Superintendent, or by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

2.2 Before issuing any label for the use of an approved Opening Protective Assembly, the authorized inspection agency shall first notify the Borough Superintendent that inspection will be made by him of the materials and construction entering into the assembly of the Opening Protective Assemblies, stating the location of the premises where the Opening Protective Assemblies will be used, the Building Permit number, the name of the approved Opening Protective Assembly and the manufacturer and the number of such units to be manufactured.

Note: Where an Opening Protective Assembly is of fire-proofed wood, such wood shall be submitted to tests for fireproofed wood, as prescribed in the Administrative Building Code, Section C26-331.9.

2.3 After the materials have been cut and inspected, the authorized inspection agency shall inspect the assembly and fabrication of the parts and shall issue an approved label only if the completed Opening Protective Assemblies comply in all respects with the approved specifications on file in the Board of Standards and Appeals.

Rule 3—Labeling Requirements.

3.1 Every approved Opening Protective Assembly before installation in a building under the provisions of the Administrative Building Code, shall have securely attached to it, a metal label of a design approved by the Board, giving the name of the Opening Protective Assembly, the calendar number of the approval of the device, the fire-resistive rating, the serial number of the specific type of door and buck, or window, the year of manufacture and the name of the inspection agency. When opening protective assemblies are manufactured for stock, the inspection agency shall furnish a report to the manufacturer of his inspection of each assembly including all data as is herein required.

3.2 After attachment of the Serial Label to the Opening Protective Assembly, the inspection agency shall advise the Borough Superintendent the serial numbers, the address of the premises and the Building Permit numbers of the approved Opening Protective Assembly. When opening protective assemblies are installed in a building as building maintenance, the manufacturer shall furnish similar data on forms obtained from the Borough Superintendent.

3.3 The manufacturer may also attach to the Opening Protective Assembly, a metal label giving the name and location of the manufacturer. He shall also keep an office record showing the location of each Opening Protective Assembly manufactured by him, its serial label number and the Building Permit number; and this record shall be open for inspection by any authorized representative of the Board of Standards and Appeals and the Department of Housing and Buildings.

3.4 Every labelled Opening Protective Assembly shall be constructed and installed in all essentials as tested and approved and arranged to receive hardware of an equal type, quality and material and requiring no greater cutting away of the wood or metal than on the approved Opening Protective Assembly, as tested.

3.5 Where opening protective assemblies are manufactured upon to 25% in excess of the sample as tested and as permissively allowed under C26-610.0a, the permitted increase in area shall not exceed width and height dimensions greater than 15 percent of the sample as tested. In all cases the permissively allowed increase in area of 25% shall apply only to the sample when constructed identically in all respects with the tested sample.

3.6 When opening protective assemblies are manufactured for stock, such assemblies shall be inspected as provided herein. As the doors are shipped, the Borough Superintendent shall be furnished with the data as specified in Rules 3.1 and 3.2. When such opening protective assemblies are shipped to jobbers for stock, the manufacturer shall obtain the data from the jobbers, as required under rules 3.1 and 3.2 and immediately submit such data to the Borough Superintendent.

3.7 Openings for vision purposes and signal bells may be installed in an opening protective assembly when they are of approved type and when installed in accordance with the conditions of approval.

352.05
NEW

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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Rules Directory.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, December 5, 1950, Affecting Calendar Numbers 319-33-BZ—Vol. II, 196-35-BZ—Vol. II, 308-50-BZ, 369-50-BZ, 396-50-BZ, 402-50-BZ, 491-50-BZ, 564-50-BZ, 571-50-BZ, 616-50-BZ, 626-50-BZ, 688-50-BZ, 768-50-BZ, 164-38-BZ—Vol. II, 86-37-BZ—Vol. II, 186-37-BZ—Vol. III, 289-40-BZ—Vol. II, 776-45-BZ—Vol. II, 263-48-BZ—Vol. II, 212-50-BZ, 290-50-BZ, 524-50-BZ, 614-50-BZ and 561-50-A.

Minutes of Regular Meeting, Tuesday Afternoon, December 5, 1950, Affecting Calendar Numbers 206-49-SA, 367-49-SA, 500-49-SA, 575-49-SM, 926-49-SM, 927-49-SM, 928-49-SM, 929-49-SM, 397-50-SA, 452-50-SA, 479-50-SA, 242-50-A, 560-50-A, 662-50-A, 674-50-A, 714-50-A, 438-43-A, 704-49-A, 766-50-A, 284-50-A, 578-50-A, 1241-25-BZ—Vol. II, 224-38-BZ—Vol. II, 585-41-BZ—Vol. II, 585-42-BZ—Vol. II, 436-43-BZ, 384-48-BZ, 512-48-BZ, 308-49-BZ, 747-49-BZ, 801-27-BZ—Vol. II, 608-40-BZ—Vol. II and 293-48-BZ—Vol. III.

Appeals as to Multiple Dwellings.

PETITIONS FOR CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On November 29, 1950, Copy of Petition and Order of Certiorari was served on this Board by Reginald S. Hardy, attorney for petitioners, Josephine C. Gruning and Ann C. Cain, as executrices for Estate of Josephine E. Cain, owner, in rc the Board's denial of their application, under Section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a business building (retail store); Cal. No. 441-50-BZ; premises 7620-7626 4th Avenue and 371-383 77th Street, Northwest Corner, Borough of Brooklyn.

* * *

On December 4, 1950, Copy of Petition and Order of Certorari was served on this Board by Charles Belous, attorney for petitioners, Joseph Einzig, et al, objecting property owners, in connection with the Board's action on October 31, 1950, granting a variation for a period of 15 years, under Section 7, subdivisions e, f and h of the Zoning Resolution, permitting in a residence and retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, also parking of more than five motor vehicles waiting to be serviced; Cal. No. 168-50-BZ; premises 175-22 to 175-32 Horace Harding Boulevard, southwest corner of Utopia Parkway, Flushing, Borough of Queens.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to December 5, 1950.

Cal. No. *Dept.* *Premises Affected*

856-50-BZ—H.B.Q.—259-02 Horace Harding boulevard and 55-01 Little Neck parkway, southeast corner (Block 8400, Lot 24), Little Neck, Borough of Queens, N.B. 7899-50.

857-50-A—F.D.—171-173 Greene street, west side, 140 ft. south of Bleecker street (4th floor); Block 524, Lot 54), Borough of Manhattan, 80,790 L.C.

858-50-BZ—980-996 Linden boulevard and 493-507 Remsen avenue, southeast corner (Block 4687, Lots 30, 31, 33 and 35), Borough of Brooklyn, N.B. 1812-50.

859-50-A—980-996 Linden boulevard and 493-507 Remsen avenue, southeast corner (Block 4687, Lots 30, 31, 33 and 35), Borough of Brooklyn, N.B. 1812-50.

860-50-SA—Florence Pot Type Oil Burning Circulating Heater, Model KC54A, manufactured by Florence Stove Co., Appliance.

861-50-SA—Florence Pot Type Oil Burning Circulating Heater, Model KC-55A, manufactured by Florence Stove Co., Appliance.

862-50-SA—usAIRco Gas Fired Unit Heaters, Models 20100, 20135, 23055, 23090, 23120, 23160, 23200, 23180, 23240, 20270 and 20200, manufactured by United States Air Conditioning Corporation, Appliance.

863-50-BZ—H.B.B.—23-35 (29 displayed) East 29th street, east side, 100 ft. north of Tilden avenue and 1560-1590 Nostrand avenue, southwest corner of Albemarle road (Block 5131, Lots 6, 7, 13, 14 and 28), Borough of Brooklyn, Alt. 3565-50.

864-50-A—H.B.R—South side of Richmond terrace, 300 ft. west of Western avenue (Block 1400, Lot 1), Port Ivory, Borough of Richmond, Alt. 347-50.

865-50-A—F.D.—Southwest corner of 120th street and 31st avenue (Block 4376, Lot 100), Flushing, Borough of Queens, 23904-LC.

866-50-BZ—H.B.B.—231-245 Hicks street, east side, between Remsen street and Grace Court alley, 60-66 Remsen street and 1-3 Grace Court alley (Block 253, Lots 53 and 55), Borough of Brooklyn, N.B. 1830-50.

867-50-A—H.B.B.—89 Hull street, north side, 25 ft. west of Hopkinson avenue, (1st floor); (Block 1532, Lot 39), Borough of Brooklyn, Alt. 748-50.

868-50-SM—Kawneer 1½ Hour Flush Aluminum Door Assembly, manufactured by The Kawneer Co.—Material.

869-50-A-M and **A**—Foot of 18th street, north side, 400 ft. west of 3rd avenue (Block 625, Lot 70), Borough of Brooklyn, Decision, 39386.

870-50-BZ—H.B.Q.—193-02 to 193-14 Horace Harding boulevard, south side, 469.53 ft. west of Peck avenue (Block 7117, Lot 189), Flushing, Borough of Queens, N.B. 7550-50.

871-50-BZ—H.B.B.—1815-1825 Emmons avenue, northwest corner of East 19th street (Block 7492, part of Lot 45), Borough of Brooklyn, Alt. 1460-50.

872-50-A—H.B.Q.—71-39 to 71-49 Cooper avenue, northwest corner of 72nd street (Block 3688, Lot 38), Ridgewood, Borough of Queens, Alt. 158-50.

873-50-A—H.B.Q.—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens (under section 35, General City Law re bed of mapped street—60th road), N.B. 8980-50.

874-50-BZ—H.B.M.—36-38 East 39th street and 74-82 Park avenue, southwest corner (Block 868, Lots 39, 42 and 46), Borough of Manhattan, Alt. 2140-50.

875-50-SM—Ricco Foaming Agent, manufactured by The Richards Sales Corp.—Material.

876-50-SM—Fire Exit Lock, Models A1-A2-A3-A4-A5-A6-A1E-A2E-A3E-A4E-A5E and A6E, manufactured by Exit Lock Co., Inc.—Material.

877-50-SA—Gehnrich Direct Gas-fired Air Heater (Standard Equipment), manufactured by W. S. Rockwell Co.—Appliance.

878-50-SA—Gehnrich Bench, Cabinet and Truck Type Recirculating Ovens (Standard Equipment), manufactured by W. S. Rockwell Co.—Appliance.

879-50-SA—Gehnrich Electric and Steam Heated Recirculating Ovens (Standard Equipment), manufactured by W. S. Rockwell Co.—Appliance.

880-50-SA—SEC-o-matic Dry Cleaning System—Models AH, AHR, and AR, manufactured by SEC-Omatic Corp.—Appliance.

881-50-SM—Seaporcel, manufactured by Seaporcel Metals, Inc.—Material.

882-50-SM—PYRAMID, manufactured by Vincent Virzie.—Material.

883-50-SM—Cockerill Portland Blast Furnace Cement, manufactured by S. A. John Cockerill.—Material.

884-50-SA—Otis 6910A Door Closer and Interlock (hoisting unit system), manufactured by Otis Elevator Co.—Appliance.

885-50-BZ—H.B.Q.—34-45 69th street, east side, 103.72 ft. north of 35th avenue (Block 1256, Lot 42), Jackson Heights, Borough of Queens, N.B. 9588-50.

CALENDAR

Restored to Docket

801-27-BZ—Vol. II—H.B.Bx.—Webster avenue, east side, 1250 ft. north of East 204th street (Block 3357, Lots 69, 70 and 80), Borough of The Bronx, N.B. 662-50.

608-40-BZ—Vol. II—H.B.Q.—47-51 41st street, east side, 125.43 ft. north of Greenpoint avenue (Block 196, Lot 7 and part of Lot 42), Sunnyside, Borough of Queens, Alt. 2440-50.

293-48-BZ—Vol. III—H.B.Q.—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens, N.B. 8980-50.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

	Last Publication in Bulletin
Blended Cements, Rules for Testing and Use of	Dec. 3, 1946—Vol. 31, No. 49
Carbon Dioxide Liquefier, Rules....	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)...	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors).....	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Sept. 5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of..	Nov. 14, 1950—Vol. 35, No. 46
Fire Retarding Rules for Garages, etc.	July 18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Dec. 5, 1950—Vol. 35, No. 49
Plumbing Rules	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Aug. 3, 1937—Vol. 22, No. 31
Procedure Rules of	May 30, 1950—Vol. 35, No. 22
Smoking in Factories, Rules for....	Sept. 7, 1937—Vol. 22, No. 36
Spraying and Drying of Paints, Varnishes, Lacquers, etc.....	Nov. 21, 1950—Vol. 35, No. 47
Sprinkler, Rules	June 14, 1949—Vol. 34, No. 24A
Standpipe Fireline Rules	June 29, 1937—Vol. 22, No. 26
Structural Alterations, Reporting...	June 8, 1937—Vol. 22, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...	June 7, 1932—Vol. 17, No. 23
	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19....	Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 12, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 12, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

215-50-BZ- -Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

342-50-BZ—Application, May 4, 1950, under section 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Morris Bros. Estates, Inc., owner to permit in the business use, C and D area district, portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted; premises 9701 to 9713 Church avenue and 477 to 499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12, and 13), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

633-50-BZ—Application, September 7, 1950, under sections 7A, 7e, 7f, and 7i of the zoning resolution of Norman Lederer and Leonard Joseph, applicants, on behalf of Lenia Eisenberg and Ida Lena Sackman, owners, to permit in a business and residence use, B area district, the erection and maintenance of a garage, for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; without the required rear yard, using more than the permitted area, and to permit curb cut and entrance on Clinton Place beyond the permitted distances from the intersection; premises 2175 Jerome avenue and 8 Clinton place, southwest corner, (Block 3195, Lot 86), Borough of the Bronx.

638-50-BZ—Application, September 11, 1950, under sections 7e, 7f and 7i of the zoning resolution, of Edwin H. Thatcher, applicant, on behalf of Edward F. Glacken, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium car washing, motor vehicle repairs, office, salesroom, and storage room; and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years; premises 9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, 9), Borough of Brooklyn.

673-50-BZ—Application, September 26, 1950 under sections 7f and 7e of the zoning resolution, of Morton S. Cahn, applicant, on behalf of Harry Weiser, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line; premises 284-288 South 9th street, and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.

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95-46-BZ—Reopened June 6, 1950 as Volume II—Application, May 19, 1950, under section 7c of the zoning resolution of Bernard Meyers, applicant, on behalf of General Gummed Products, Incorporated, owner, to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board); premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

417-27-BZ—Reopened April 5, 1949 as Volume II—Application, March 22, 1949, under section 7c of the zoning resolution of Herman Kron, applicant, on behalf of L. B. Oil Co., Inc., owner, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium; premises 1805-1817 Fulton street and 1850 Patchen avenue, northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

726-27-BZ—Reopened October 17, 1950 as Volume II—Application, September 26, 1950, under sections 7f and 7e of the zoning resolution of Edward Sharf, applicant, on behalf of William Luhrs, owner, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, locker room storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced; premises 74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

402-50-BZ—Application, June 8, 1950, under section 7f of the zoning resolution, of W. H. Dusenbury and J. F. Dusenbury, applicants, on behalf of Harry Hausknecht and Pauline Lisker, owners, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than two hundred motor vehicles, and the sale of auto accessories; premises 396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

606-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

523-38-BZ—Reopened September 12, 1950 as Volume II—Application, July 20, 1950, under sections 7c and 7h of the zoning resolution of Samuel Rosenblum, applicant on behalf of Abraham L. Dorgin, owner, to permit in a residence and business use district, the parking and storage of motor vehicles (previously granted by the Board in business portion of lot—expired September 19, 1946); premises 23-24 31st street, north side, 100 ft. east of 23rd road (Block 842, Lot 80), Astoria, Borough of Queens.

737-28-BZ—Reopened October 3, 1950 as Volume III—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irerra and Luongo, applicants, on behalf of Frank Mosner, Jr., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and the parking and storage of more than five motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles); premises 31-02 to 31-10 28th avenue and 28-01 to 28-09 31st street, southeast corner and 31-01 to 31-09 28th road (Block 619, Lots 45-50 inclusive), Astoria, Borough of Queens.

1174-38-BZ—Reopened October 24, 1950 as Volume II—Application, September 21, 1950, under section 7h of the zoning resolution of Robert Teichman, applicant, on behalf of Fifth Avenue Kinney, Incorporated, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan.

463-50-BZ—Application, June 26, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green,

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applicants, on behalf of Patrick Filomio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, for a term of fifteen years; premises 3217 Boston road, northeast corner of Laconia avenue (Block 4614, Lot 22), Borough of The Bronx.

566-50-BZ—Application, July 25, 1950, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 8102-8112 3rd avenue and 274-284 81st street, southwest corner (Block 5996, Lot 39), Borough of Brooklyn.

660-50-BZ—Application, September 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, on behalf of William Saloy and A. B. Gifford, owners, to permit in a retail and residence use district, the reconstruction of existing gasoline service station, autowashing, sale of auto accessories and office; premises 157-02 to 157-10 Rockaway boulevard and 144-01 to 144-11 157th street, southeast corner (Block 4276, Lot 1), Springfield, Borough of Queens.

721-50-BZ—Application, October 13, 1950, under section 21 of the zoning resolution, of M. Martin Elkind, applicant, on behalf of Carl Gesser, owner, to permit in a residence use, F area district, the extension to existing dwelling and dentist's office without the required setback; premises 77-37 249th street and 249-01 Union turnpike, northeast corner (Block 8502, Lot 30), Bellerose, Borough of Queens.

723-50-BZ—Application, October 13, 1950, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of John Albergo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 173 to 177 Palmetto street, west side, 150 ft. north of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.

835-49-BZ—Application, November 18, 1949, under section 7c of the zoning resolution, of James E. Doherty, Jr., applicant of Louis Verratti, owner, to permit in a residence use district, the extension of existing business building (restaurant); premises 165-01 to 165-17 Baisley boulevard, and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

836-49-A—165-01 to 167-17 Baisley boulevard, 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens (an application pursuant to Sec. 35 of the General City Law re bed of mapped street).

630-50-A—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

538-50-A—2523-2529 Kings Highway, 1502-1508 East 26th street, northwest corner and 2512-2524 Avenue O, southwest corner of East 26th street (4th floor and roof); (Block 6772, Lot 4), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 12, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 12, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

520-48-SM—Precast Building Sections (Masonry Walls).

458-50-A—Foot of Victory boulevard and Bay street—Pier 3 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

459-50-A—Foot of Victory boulevard and Bay street—Pier 2 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

460-50-A—Foot of Victory boulevard and Bay street—Piers 4 and 5 (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

485-50-A—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.

578-50-A—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

1-50-A—37-01 Vernon boulevard and 8-02 37th avenue, southeast corner (Block 358, Lot 16), Long Island City, Borough of Queens.

631-50-A—1114 Madison avenue, west side, from north side of East 82nd street to south side of East 83rd street, 21 East 82nd street and 28-30 East 83rd street (Block 1494, Lot 15), Borough of Manhattan.

504-50-A—Application filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provision of sections 102 or 231 of the Multiple Dwelling Law re means of egress; premises 164 West 79th street, south side, 150 ft. east of Amsterdam avenue (Block 1150, Lot 56), Borough of Manhattan.

684-50-A—99-04 to 99-10 211th street, southwest corner of 99th avenue, west side of 211th street, 50 ft. south of 99th avenue and 99-07 to 99-15 Bellaire place, southeast corner of 99th avenue, east side of Bellaire place, 142 ft. south of 99th avenue (Block 10878, Lots 51, 55, 59 and 61), Queens Village, Borough of Queens.

722-50-A—710 Courtlandt avenue, east side, 50 ft. south of East 155th street (Block 2401, Lot 6), Borough of The Bronx.

763-50-A—77 East 121st street, north side, 20 ft. west of Park avenue (Block 1747, Lot 55), Borough of Manhattan.

776-50-A—301 West 90th street and 621 West End avenue, northwest corner (new partial 6th floor); (Block 1251, Lot 18), Borough of Manhattan.

804-50-A—109-115 West 26th street, north side, 150 ft. west of Avenue of the Americas (5th, 6th, 8th and 9th floors); (Block 802, Lot 31), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-44-BZ—Reopened February 17, 1948 as Volume III —Application, January 26, 1948, under section 7i of the

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zoning resolution of Herman Kron and Son, applicants, on behalf of Bessie Deutch and Sol Deutch, owners, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom; premises 337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

789-49-BZ—Application, September 19, 1950, under sections 7f and 7i of the zoning resolution, of Irrera and Luongo, applicants, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied); premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, auto-washing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

596-46-BZ—Reopened October 24, 1950 as Volume II—Application, August 30, 1950, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Hyman Friedman, Incorporated, owner, to permit in a residence use D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area; premises Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner, (Block 5679, Lot 1), Borough of Brooklyn.

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

120-35-BZ—Reopened April 18, 1950 as Volume II—Application, March 13, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Estate of Andon E. Andon, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district); premises 63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; premises 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

564-50-BZ—Applications, July 24, 1950, under section 21 of the zoning resolution of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and

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maintenance of a building using more than the area permitted; premises 4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5, 6), Borough of Brooklyn.

163-50-BZ—Application, February 20, 1950, under section 7e of the zoning resolution, of Alfred Gross, applicant, on behalf of Permanent Land #12 Corporation, owner (Glen Oaks Village #12, Inc., lessee), to permit in a residence use district, the erection of a garage for five snow removal trucks, for a term of years; premises 70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens.

164-50-A—70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (first floor, Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens (Application pursuant to Sec. 36 of the General City Laws to permit the erection of a building not fronting on a mapped street).

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

331-32-BZ—Reopened October 10, 1950 as Volume III—Application, September 20, 1950, under sections 7e and 7f, of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Company, owner, to permit in a local retail and business use district, the extension of the accessory building on an existing gasoline service station, and the installation of an additional dispensing pump and curb; and to consider the extension of time and term of variance (expired November 13, 1950); premises 2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Co., Inc, lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

16-49-BZ—Application reopened November 28, 1950 for consideration as to amendment of resolution—re Application, previously granted on condition under sections 7h and 21 of the zoning resolution, of James Pasta, applicant, on behalf of Permanent Land #12 Corp., owner, permitting in a residence use, F area district, the erection of more than one building on a lot, without the required rear and side yards and without required setbacks and the parking of more than five motor vehicles on unbuilt portions of lot; premises Northeast corner of Little Neck parkway and 260th street and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Creedmore, Borough of Queens.

823-49-BZ—Application, November 29, 1949, under sections 7f, 7h and 7e of the zoning resolution of Henry George Greene, applicant, on behalf of Flygo Holding Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto-laundry, sales room and office, and the parking and storage of more than five motor vehicles; premises 1-11 Van Sicklen street, 2-10 Lake street and south side of Kings Highway from Lake street to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

635-50-BZ—Application, September 9, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Murjac Estates, Incorporated, owner, to permit in the retail use district portion of site, the erection and maintenance of a gasoline service station, auto washing, lubrication, accessory sales and office, for a term of fifteen years; premises 247-23 to 247-39 Jamaica avenue and 249-25 to 249-31 91st avenue, northeast corner (Block 8662, Lot 50), Bellerose, Borough of Queens.

695-50-BZ—Application, August 17, 1950, under sections 21 and 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of S. A. Morrison, owner (Kingsbury Clothes, lessee), to permit in a business use, C area district, the erection and maintenance of an extension to existing building fronting on East New York avenue using more than the area permitted, and permitting the building fronting on Pitkin avenue to be maintained, exceeding the permitted area and as one lot a court must be provided on each side lot line above first stair level, and each court must be located along the angle bi-sector of the angle formed by the intersection of East New York avenue and Pitkin avenue so as to provide proper block ventilation; and to permit more than one building on a lot; premises 1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

710-50-BZ—Application, September 26, 1950, under section 7c of the zoning resolution of Charles Abrahams, applicant, on behalf of Timothy J. Keyes, owner, to permit in a residence use, C area district, the change in occupancy of existing two car accessory garage, to store and to extend existing real estate office area, premises 232 East 31st street and 3017 Beverly road, northwest corner (Block 4915, Lot 35), Borough of Brooklyn.

724-50-BZ—Application, October 17, 1950, under section 7c and 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Anthony LaMura, owner, to permit in a residence use, A area district, the erection and maintenance of a garage using more than the permitted area; premises 2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx.

729-50-BZ—Application, October 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Henry Bender, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include auto washing, lubritorium, sale of accessories and office; premises 14-08 to 14-14 36th avenue and 36-02 to 36-10 21st street, southwest corner (Block 349, Lot 16), Long Island City, Borough of Queens.

839-50-BZ—Application, November 22, 1950, under sections 7c and 21 of the zoning resolution, of Albert J. Courtney, applicant, on behalf of Centaur Realty Company, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, more than the permitted coverage of total floor area for manufacturing; premises 153-161 East 24th street, north side and 150-158 East 25th street, south side, 84 ft. west of 3rd avenue (Block 880, Lot 37), Borough of Manhattan.

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731-50-BZ—Application, October 19, 1950, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of Marion L. Katz, owner, to permit in a local retail C area district, the erection and maintenance of a commercial building (stores), using more than the permitted area; premises 176-178 Avenue of the Americas, east side, 114 ft. 2 in. north of Spring street (Block 504, Lots 5 and 6), Borough of Manhattan.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

696-50-A—1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

850-46-SM—Selectrol Engineering Company Fill Pipe Terminal.

62-33-SA—Florence Oil Heater, Models KC-9, GC-6, GC-7, GS-27, CH-28, CH-29, CH-27, RH-7 and RH-9; (reopened October 4, 1949 re amendment of resolution as to change of model numbers).

230-50-SA—Columbia Oil Burner Models CST, CMH, and CSH.

501-50-SM—Dualseal fill-pipe Terminal for Fuel Oil and Gasoline.

449-40-SA—Reznor and Carrier Gas Heaters (reopened July 13, 1948 re amendment of resolution to include additional sizes and models); (re amendment of resolution to include new line of heaters).

741-50-SA—Federal Non-Clog Sewage Pump—Models VSA and CSY.

553-50-SM—Dobbi Ranch Brick.

982-41-SM—Naisco Three-Hour Rolling Steel Door (re amendment of resolution as to change of guides widths).

92-50-SA—Amco Gasoline Dispensing Pump—Models 902, 903, 904, 905, 906 and 907.

372-50-SM—United States Gypsum Company Quietone, Slotted Auditone, Perforated Auditone Fire Retarded with U.S.G.-F.

349-50-SM—United States Gypsum Company Fire Retardant Weather Wood Insulating Tile, Plank and Building Board (Fire Retarded with USG Fire Retardant).

545-50-SM—Amweld Steel Door—1⅜ in. Flush Steel Door and Frame.

1023-48-SM—American Steel Door, 1¾ in. Flush Steel Door and Frame (re amendment of resolution so as to permit the use of additional lock sets as alternates).

320-50-SA—Ansul Model 350-A (300 lb. capacity) Dry Chemical Fire Extinguisher.

319-50-SA—Ansul Model 30-B (30 lb. capacity) Dry Chemical Fire Extinguisher.

318-50-SA—Ansul Model 20-B (20 lb. capacity) Dry Chemical Fire Extinguisher.

322-50-SA—Ansul Model 350-S (300 lb. capacity) Dry Chemical Fire Extinguisher.

324-50-SA—Ansul Model 150-A (150 lb. capacity) Dry Chemical Fire Extinguisher.

323-50-SA—Ansul Model 4 (4 lb. capacity) Dry Chemical Fire Extinguisher.

321-50-SA—Ansul Model 150-S (150 lb. capacity) Dry Chemical Fire Extinguisher.

556-49-SA—Wilmot Castle Company Pressure Water Sterilizers.

557-49-SA—Wilmot Castle Direct Water Filling Steam Generator for Dressing Sterilizer.

465-48-SM—Kaylo Precast and Reinforced Short Span Insulating Roof Tile (re amendment of resolution as to change of steel reinforcement).

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

747-50-A—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

672-50-A — 2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

737-50-A—1555 Walton avenue, west side, 175.33 ft. south of East Mount Eden avenue (Block 2845, Lot 48), Borough of The Bronx.

607-50-A—25-27 West 26th street, north side, 375 ft. east of Avenue of the Americas (Block 828, Lots 17 and 18), Borough of Manhattan.

807-50-A—63-65 East 52nd street, north side, 205 ft. 3 in. east of Madison avenue (4th floor of 63); (Block 1288, Lots 128 and 129), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo, applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to

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24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.

319-33-BZ—Reopened, July 25, 1950 as Volume II—Application, July 6, 1950, under sections 7e and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Ralph J. Herman, Dorothy P. Herman, Edward L. Herman and Helen Herman, owners, to permit in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor repairs incidental to new car service, to an existing gasoline service station (previously granted by the Board) without the required rear yard; premises 234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

173-44-BZ—Application reopened November 28, 1950 for consideration as to extension of term of variance—re Application, previously granted on condition under section 7e of the zoning resolution, of William A. Lacerenza, applicant on behalf of Antonetta Trupiano, owner (Ralph DeLuca, lessee), permitting in a business use district, the conversion of occupancy of an existing building from light storage to a junk shop, for a term of two years; premises 127-129 Kingsland avenue, west side, 125 ft. north of Herbert street (Block 2829, Lot 27), Borough of Brooklyn.

8-48-BZ—Reopened November 28, 1950, as Volume II—Application, November 14, 1950, under section 7c of the zoning resolution of Ludwig P. Bono, on behalf of R. C. and T. Corporation, owner, to permit in a business and unrestricted use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 336-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lots 32 and 35), Borough of Manhattan.

608-39-BZ—Reopened October 3, 1950 as Volume II—Application, August 18, 1950, under section 7c of the zoning resolution of Kenneth W. Milnes, applicant, on behalf of Philip Beyer, owner, to permit an existing four-car garage located in the local retail use, D area district portion of the lot to be extended into the residence use, D area district portion of lot, to be used for more than five motor vehicles, and without the required rear yard; premises 767 Forest avenue, north side, 360 ft. east of Broadway (Block 183, Lots 68 and 70), West New Brighton, Borough of Richmond.

516-46-BZ—Reopened November 21, 1950 as Volume II—Application, October 30, 1950, under section 7i of the zoning resolution of Paul Friedman, applicant, on behalf of Carbetty Realty Co., Inc., owner (Prospect Motors, lessee), to permit in a business use district, the erection and maintenance of an extension to an existing automobile showroom to be used as a parts department, motor vehicle repair shop incidental to authorized Chrsyler dealer, and to permit upon the un-built upon portion of plot the outdoor sale and display of more than five motor vehicles; premises 521-539 4th avenue, south side, from 14th to 15th street, 194-202 14th street and 149-155 15th street (Block 1041, Lots 1 and 4), Borough of Brooklyn.

620-49-BZ—Application, August 3, 1949, under section 7c of the zoning resolution of Joseph Lau, applicant, on behalf of Joe Allen Garage, Inc., owner, to permit in a business and unrestricted use of district the change in occupancy of cellar and sub cellar of existing garage for more than five motor vehicles from ordinary storage to garage for more than five motor vehicles; premises 59-63 Allen street, west side, 75 ft. 1 in. south of Grand street, and 88 Eldridge street (sub cellar and cellar); Block 307, Lot 24), Borough of Manhattan.

113-50-BZ—Application, February 6, 1950, under section 7e of the zoning resolution of Richard B. Thomas, applicant, on behalf of Estate of M. Sylvester (Marie Sylvester, Executrix), owner, to permit in a residence use district, the addition of a store in the cellar of existing class "A" multiple dwelling; premises 39½ Washington Square South (West 4th street), southwest corner of Macdougal street (Block 543, Lot 52), Borough of Manhattan.

668-50-BZ—Application, September 19, 1950, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Faytess Realty Corporation, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 2769 West 36th street, east side, 210 ft. north of Neptune avenue (Block 6979, Lot 55), Borough of Brooklyn.

691-50-BZ—Application, October 3, 1950, under sections 7c, 7h and 21 of the zoning resolution of Maurice G. Uslan, applicant, on behalf of 188th Realty Corporation, owner, to permit in a residence and retail use, D and E area district, the erection and maintenance of a building to be used as stores and bowling alleys, without the required rear yard, and to permit the parking of patrons motor vehicles on unbuilt portion of lot; premises 1656 Richmond road and 9 Buel avenue, northeast corner (Block 3530, Lot 50), Dongan Hills, Borough of Richmond.

849-50-BZ—Application, November 21, 1950, under section 7d of the zoning resolution of Lama, Proskauer and Prober, on behalf of Queens County Savings Bank, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a bank and public library; premises 75-44 Main street and 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens.

850-50-A—Application pursuant to Section 35 of the General City Law re bed of mapped street; premises 75-44 Main street and 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning

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resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

196-35-BZ—Reopened, October 24, 1950 as Volume II—Application, August 25, 1950, under sections 7c and 7i of the zoning resolution of Morton S. Cahn, applicant, on behalf of Dominick Mustello, owner, to permit in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station to include lubritorium, auto washing, storage and sale of accesories, motor vehicle repairs and office; premises 40-13 Astoria boulevard north (23rd drive) and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

616-50-BZ—Application, August 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mary Cadden, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Barnes avenue and Astor avenue (Block 4354, Lots 7 and 8), Borough of The Bronx.

626-50-BZ—Application, August 23, 1950, under section 7h of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Mary Maroon, owner, to permit in a residence use district, the parking and storage of motor vehicles for a temporary period; premises 358 West 53rd street, south side, 150 ft. east of Ninth avenue (Block 1043, Lot 58), Borough of Manhattan.

688-50-BZ—Application, October 3, 1950, under sections 7f and 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Samuel Hyman, owner (Seymour Hyman, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office; and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of ten years; premises 3749 Third avenue, west side, 106.26 ft. north of St. Pauls Place (Block 2911, Lot 68), Borough of The Bronx.

768-50-BZ—Application, October 19, 1950, under section 7e of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Bernard Haussman, owner, to permit in a business use district, the proposed manufacturing on 2nd and 3rd floors in excess of the area of the lot; premises 1805 Church avenue, north side, 25 ft. 6¼ inches east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 16, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

735-50-A—Application filed pursuant to Section 36 of the General City Law to permit the erection of a building not fronting on a mapped street; premises 180-44 Liberty avenue, south side, 528 ft. west of Dunkirk street (Block 10343, part of Lot 40), Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 5, 1950, 10 A.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 21, 1950, were approved as printed in the Bulletin of November 28, 1950, Vol. 35, No. 48.

ZONING APPLICATIONS

319-33-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Ralph J., Dorothy P., Edward L., and Helen Herman, owners.

SUBJECT—Application reopened July 25, 1950—re Application (decision of the borough superintendent) under section 7e and 7i of the zoning resolution, to permit in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor repairs incidental to new car service, to an existing gasoline service station (previously granted by the Board) without the required rear yard.

PREMISES AFFECTED—234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Ralph Herman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951, at 10 A.M. for inspection and decision without further argument.

196-35-BZ—Vol. II

APPLICANT—Morton S. Cahn, for Dominick Mustello, owner.

SUBJECT—Application reopened October 24, 1950—re Application (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station to include lubritorium, auto washing, storage and sale of accessories, motor vehicle repairs and office.

PREMISES AFFECTED—40-13 Astoria boulevard north (23rd drive) and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn and Dominick Mustello.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for applicant to file revised plans and for inspection.

308-50-BZ

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John F. McKenna.

For Opposition: Amiello Romano, Vincenza Sirchia and Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection by a committee of the Board and for decision; hearing previously closed.

369-50-BZ

APPLICANT—Lehman and Fitzsimons, for Alfred F. and Loretta Benson, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the extension to existing workshop for repairing of truck bodies.

PREMISES AFFECTED—125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Alfred Benson.

For Opposition: Edw. Hoffman, Dep't of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for applicant to file revised plans.

396-50-BZ

APPLICANT—Laspia and Agusta, for Jean Lefkowitz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor.

PREMISES AFFECTED—84 (80 displayed) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.

APPEARANCES—

For Applicant: Gaspare J. Gallo.

For Opposition: John J. Ryan, Sabina Friedman, Saul Hofflich, Ida Roth and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951, at 10 A.M. for inspection and decision without further argument.

402-50-BZ

APPLICANT—W. H. and J. F. Dusenbury, for Harry Hausknecht and Pauline Lisker, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 200 motor vehicles, and the sale of auto accessories.

PREMISES AFFECTED—396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street, and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for inspection by a committee of the Board and for decision; hearing previously closed.

491-50-BZ

APPLICANT—Harry Silverman, for Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 12, 1950, at 10 A.M. for further consideration after applicant has filed revised plans.

564-50-BZ

APPLICANT—Koch and Wagner, for Bohack Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry L. Yakel.

For Opposition: Frank J. Marcellino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. at request of objector, applicant concurring.

571-50-BZ

APPLICANT—William R. Shirley, for Safeway Stores, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted.

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PREMISES AFFECTED—205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

APPEARANCES—
For Applicant: C. J. Nager, William R. Shirley and J. McIver.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. for applicant to file revised plans.

616-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Mary Cadden, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—Northeast corner of Barnes avenue and Astor avenue (Block 4354, Lots 7 and 8), Borough of The Bronx.

APPEARANCES—
For Applicant: Alfred A. Lama, Max Donner, Sidney Fetner and Leonard Reich.
For Opposition: Harry H. Rifkin, Lena Rappaport, Mary Giadilfia, Mary Mencirala, Anna Granucci, John T. McCormick, Jr., May Halpern and Max Schreiber for N. Y. City Housing Authority.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for inspection and decision without further argument.

626-50-BZ

APPLICANT—Samuel Rosenblum, for Mary Maroon, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a temporary term of years.

PREMISES AFFECTED—358 West 53rd street, south side, 150 ft. east of Ninth avenue (Block 1043, Lot 58), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum.
For Opposition: John O. Neder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for inspection and decision without further argument.

688-50-BZ

APPLICANT—Robert Gottlieb, for Samuel Hyman, owner (Seymour Hyman, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7h and of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office; and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of ten years.

PREMISES AFFECTED—3749 Third avenue, west side, 106.26 ft. north of St. Pauls place (Block 2911, Lot 68), Borough of The Bronx.

APPEARANCES—
For Applicant: Robert Gottlieb, Seymour Hyman and Joseph Urso.
For Opposition: Eva Dixon.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for inspection and decision without further argument.

768-50-BZ

APPLICANT—Kitzler and Nurick, for Bernard Haussman, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the proposed manufacturing on 2nd and 3rd floors in excess of the area of the lot.

PREMISES AFFECTED—1805 Church avenue, north side, 25 ft. 6¼ in. east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

APPEARANCES—
For Applicant: Sidney H. Kitzler and Leopold Lupia.
For Opposition: Belle Schmurer, William Rosenzweig, Edna von Elten, Florence E. Graham, Fannie Mehlman, Dr. Francis M. Wells, A. Faber, George H. Burtis, Ilse Ephraim, Frank Bramerlon and Mischa Lazoff.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for inspection and decision without further argument.

164-38-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for David Rosen, owner.

SUBJECT—Application reopened October 18, 1949—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium and office for a term of fifteen years (previously dismissed for lack of prosecution).

PREMISES AFFECTED—172-11 to 172-19 Horace Harding boulevard and 60-14 to 60-20 Fresh Meadow lane, northwest corner (Block 6811, Lot 32), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Joseph M. Lonergan.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

86-37-BZ—Vol. II

APPLICANT—Andrew DiCamillo, for Governor Clinton Co., Inc., owner (Louis Gottlieb, doing business as Maiden Lane Parking Co., lessee).

SUBJECT—Application reopened October 17, 1950—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of more than five motor vehicles (previously granted by the Board for lots 68 and 69—expired September 26, 1946).

MINUTES

PREMISES AFFECTED—148 West 31st street, south side, 200 ft. 6 in. east of 7th avenue (Block 806, Lot 69), Borough of Manhattan.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Kleinert..... 1

THE RESOLUTION (86-37-BZ—Vol. II)

WHEREAS, Andrew DiCamillo, for Governor Clinton Co., Inc., owner, Louis Gottlieb, doing business as Maiden Lane Parking Co., lessee, filed October 3, 1950 an application under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of more than five motor vehicles (previously granted by the Board and expired September 26, 1946 for lots 68 and 69), affecting premises 148 West 31st street, south side, 200 feet 6 inches east of 7th avenue (Block 806, Lot 69), Borough of Manhattan; and

WHEREAS, this application was reopened as Vol. II, to consider extension of the term for parking, which expired in 1946, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on December 5, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 7th avenue is in restricted retail and retail use, B area, class 2 height districts and that West 31st street and the site are in a restricted retail use, B area and class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated August 7, 1950, acting on Alt. Applic. 1551-50, reads:

"1. Premises located within a restricted retail district; use requested i.e. "Parking and Storage for more than 5 motor vehicles" is contrary to Sect. 4B, sub.1 Zone Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 24 feet 6 inches frontage by 98 feet 9 inches in depth, presently vacant, and for which there are no violations pending; that it is proposed to use the vacant lot for the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant contends that the site was formerly part of a plot 49 feet 6 inches wide and 98 feet 9 inches deep consisting of lots 68 and 69; that a variance for the parking and storage of more than five motor vehicles was granted by the Board of Standards and Appeals for the former plot (lots 68 and 69) on June 21, 1937 for a term of two years under Cal. No. 86-37-BZ and that this variance was reopened and extended by the Board on the following dates: July 11, 1939, May 28, 1940, July 21, 1942 and September 26, 1944; that the variance expired in September, 1946, because of the construction of a fire house on part of the former parking lot (68), in conjunction with the adjoining lots to the east, lots 66 and 67 (now known as lot 66); that with traffic conditions so acute today and with the urgency of more off the street parking, this plot affords the public additional space to park their cars in order to conduct their business in the immediate area; and

WHEREAS, the zone designation was changed from business use to retail use on April 18, 1922, and to restricted retail use in June, 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7h thereof for a term of five (5) years to permit the premises to be occupied for the parking and storage of motor vehicles *on condition* that no motor vehicles shall be parked except those of the pleasure car type; that the existing fences surrounding the premises shall be continued including the gates; that the entire surface of the premises shall be surfaced with steam cinders or clean gravel and treated with a binder and properly graded; that during the term of this variance these premises shall be occupied for no other use and no signs shall be constructed except that there may be a sign attached to the fence which shall not be illuminated and not extending beyond the building line, advertising only the parking and storage of motor vehicles and the rates charged and such other information as may be required by the Commissioner of Licenses; that all permits shall be obtained and all work completed within three (3) months from the date of this resolution.

186-37-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 711 Westchester Avenue Corporation, owner.

SUBJECT—Application reopened April 25, 1950—re application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced; (previously denied by the Board for the parking and storage of more than five motor vehicles and later denied the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formerly dismissed for lack of prosecution re erection of a public garage).

PREMISES AFFECTED—711-729 Westchester avenue, west side, 128.75 ft. north of Jackson avenue, 708-724 Jackson avenue and 721-723 Forest avenue (Block 2645, Lot 5), Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Kleinert..... 1

THE RESOLUTION (186-37-BZ—Vol. III)

WHEREAS, Lama, Proskauer and Prober, for 711 Westchester Avenue Corp., owner, filed March 29, 1950 an application under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, sale of accessories, storage, boiler room and office, and to permit the parking of more than five motor vehicles waiting to be serviced (previously denied by the Board for the parking and storage of more than five motor vehicles, and later denied for the erection of a gasoline service station and parking and storage of more than five motor vehicles, and formerly dismissed for lack of prosecution re erection of a public garage), affecting premises 711 to 729 Westchester avenue, west side, 128.75 feet north of Jackson avenue, 708 to 724 Jackson avenue and 721 to 723 Forest avenue (Block 2645, Lot 5), Borough of the Bronx; and

WHEREAS, this case was reopened as Vol. III, on April 25, 1950, for rehearing under Section 7f, previously denied under Section 21; and

WHEREAS, a public hearing was held on this application

on October 3, 1950, after due notice by publication in the Bulletin; laid over to November 14, 1950, for inspection and decision, without further argument; and then laid over to December 5, 1950, for applicant to file revised plans excluding any entrance to Jackson avenue; and

WHEREAS, the district maps accompanying the zoning resolution show that Forest avenue, Jackson avenue, Westchester avenue and the site are in a business use, B area and class 1½ class height district; and

WHEREAS, the decision of the borough superintendent, dated March 16, 1950, acting on N.B. Applic. 274-50, reads:

> "1. Proposed use of premises for a gasoline service station, lubritorium, minor repairs, car washing, office and sales, storage, boiler room and parking of more than five motor vehicles waiting to be serviced, is contrary to Art. II, Section 4(a) 15, 29, 46, 52, of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 176.10 feet frontage by 175 and 85.11 feet in depth (irregular), presently vacant; that it is proposed to erect a building 30 feet by 78 feet in depth, one story, 14 and 16 feet in height, of class 3 construction, to be used in conjunction with the proposed gasoline service station; that it is further proposed to install nine 550-gallon gasoline tanks and nine approved type dispensing pumps; and

WHEREAS, the applicant contends that an accessory building, one story in height, having a frontage of 30 feet and a depth of 78 feet, of masonry class 3 construction is proposed as a conjunctive use and will contain an office and sales, storage space, boiler room, lubritorium, car washing and minor repairs and that a space has been reserved at the northerly end of the plot for the parking of more than five cars waiting to be serviced; that the building will be modern in design and will improve the appearance of the community and be in keeping with any future development that may take place in the area; that in order to make the gasoline service station additionally attractive and at the same time improve the adjoining lots, a 10 foot planted area will be maintained along the northerly and southerly lot lines, which will assure these lots of an additional 10 feet of light, ventilation and planted area that they would not receive if stores were erected; that Westchester avenue is a heavy traffic auto highway without any gasoline station in the area and the proposed station is a required service for this and for the large, developed community; that this plot cannot be used for a conforming use of stores as there are stores on all plots on Westchester avenue and additional stores would not rent or be warranted; that the site has a high assessed value and only a gasoline station is an appropriate use and would net a fair return on the investment; that Westchester avenue is developed with an elevated railroad which is highly detrimental to a good business street, so that the erection of additional stores at present high building costs would not be warranted; that taxes on this property are unpaid since the first half of 1943-44, October 1st, and that 1943 taxes and unpaid taxes and interest arrears are now approximately $10,500; that no other improvements but a gasoline station could economically support the land, pay for the tax arrears and continue to pay taxes and provide a net fair return on the investment; and

WHEREAS, the zone has been unchanged since July 25, 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i for a term of fifteen (15) years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application, marked "Received March 29, 1950" (3 sheets) except that the arrangement and curb cuts shall be as indicated on revised plans, marked "Received November 20, 1950" (2 sheets), *on condition* that the premises shall be leveled substantially to the grade of Westchester avenue; that an adequate retaining wall shall be erected as required along Jackson avenue and along the northerly lot line; that the station shall be arranged substantially as indicated on such revised plans; that the accessory building shall comply with the requirements of the Building Code and in all other respects shall be generally of the design as indicated; that the exterior shall be constructed of brick and glass blocks, as indicated; that the balance of the premises where not occupied by accessory building, planting and pumps shall be surfaced with concrete or bituminous paving; that the pumps shall not be erected nearer than 10 feet from their base to the street building line; that the planting areas shall be maintained with appropriate planting and with curbing not less than 6 in. by 6 in. above grade for protection thereof; that fences shall be erected on the interior lot lines along the south, north and Jackson avenue and where retaining walls are to be constructed, a fence shall be erected thereon to a total height of not less than 4 ft. 6 in.; that such fences may be of the steel picket type erected on a 12 in. masonry base; that the number of gasoline storage tanks shall not exceed nine 550 gallon tanks; that minor repairing, with hand tools only, may be permitted, provided same is carried on within the accessory building; that there may be parking of cars awaiting service in the spaces indicated; that signs shall be restricted to a permanent sign atached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the building line of a post standard which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend over the building line of Westchester avenue for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the boiler room shall be separated from the balance of the accessory building by fireproof construction except that the roof may be fire-retarded; that such boiler room shall be entered only from the exterior; that complete working drawings shall be submitted within three months for approval by the Board before same are submitted to the borough superintendent; and that after approval of working drawings all permits required shall be obtained and all work completed within one (1) year from the date of this resolution.

289-40-BZ—Vol. II

APPLICANT—Irving M. Fenichel, for Lerad Realty Corporation, owner.

SUBJECT—Application reopened November 14, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, permitting in a business use district, extension in height of an existing building (milk bottling and distribution station).

PREMISES AFFECTED—103 Bruckner boulevard (formerly 447 to 457 East 133rd street), north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69 inclusive), Borough of The Bronx.

APPEARANCES—
For Applicant: Irving M. Fenichel.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to obtain permits and complete work.

THE VOTE TO EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (289-40-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension

in height of an existing milk bottling and distribution station, affecting premises 447-457 East 133rd street, north side, 195 ft. west of Brown place (Block 2278, Lots 64 to 69), Borough of The Bronx, was granted by the Board July 16, 1940, on certain conditions; and

WHEREAS, the resolution was amended on February 24, 1942 and on March 31, 1942 and the time to obtain permits and complete the work was extended on May 9, 1944 and May 15, 1945; and

WHEREAS, the applicant requested a further extension of time for such similar purposes; and

WHEREAS, the time to obtain permits and complete the work had expired by limitation; and

WHEREAS, this case was reopened by a vote of the Board on September 10, 1946, restored to the calendar and set for hearing on September 24, 1946 at 10 A. M.; and

WHEREAS, as there was no appearance for applicant, although he was notified of this hearing this application was dismissed for lack of prosecution; and

WHEREAS, this application was reopened on April 8, 1947, for consideration under section 7c of the zoning resolution to permit in a business use district, the extension in height of an existing building (milk bottling and distribution station), affecting premises 103 Bruckner boulevard (formerly 447 to 457 East 133rd street), north side, 195 feet west of Brown place (Block 2278, Lots 64 to 69), Borough of The Bronx; and

WHEREAS, this latter application was granted by the Board on July 8, 1947, under certain conditions; and

WHEREAS, the applicant requested reopening of this application and an extension of time in which to obtain permits and complete the work, the time having expired by limitation; and

WHEREAS, this application was reopened on November 14, 1950 and set for hearing on December 5, 1950 at 10 A.M., to permit two publications in the Bulletin, waiving all requirements except a new decision of the borough superintendent, which has been filed; and

WHEREAS, the amendment to the decision of the borough superintendent, dated November 10, 1950, re Alt. Applic. 855-50 reads:

"4. The proposed extension in height of the Milk Bottling and Distributing Station, in a Business Use District is contrary to Section 4(a), Subdivision 23, of the Zoning Resolution.

NOTE: Refer to Alteration Application No. 960-1939".

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 8, 1947 only in so far as it has reference to obtaining permits and completion of the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed within one (1) year from the date of this resolution (Alt. 960-39)."

776-45-BZ—Vol. II

APPLICANT—John P. Riley, for New York City Housing Authority, owner.

SUBJECT—Application reopened September 19, 1950—re Application (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence and retail use district, the change of use of building adjacent to heating plant (Bldg. 8) from storage to garage for the storage of management and maintenance motor vehicles located in resident use district.

PREMISES AFFECTED—450 Lillian Wald drive, block bounded by East Houston street, Avenue D, East 6th street, Franklin D. Roosevelt and Lillian Wald drives (Bldg. 8); (Block 356, Lot 1), Lillian Wald Houses, Heating Plant, Borough of Manhattan.

APPEARANCES—
For Applicant: Max B. Schreiber.
For Opposition: Jacob Cohen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (776-45-BZ—Vol. II)

WHEREAS, this application under section 21 to permit in residence and retail use, D area, class 1 height districts, to permit the erection of class A multiple dwellings provided with dormers, the area of dormers to be in excess of that permitted under section 9c of the zoning resolution, when computed on basis of projected street lines, affecting premises East Houston street to East 6th street, between Avenue D and East River drive (Block 356, Lot 1), (Lillian Wald Houses), Buildings 2, 3, 4 and 10, Borough of Manhattan, was granted by the Board on May 14, 1946, on certain conditions; and

WHEREAS, on September 19, 1950, this application was reopened and set for hearing on October 10, 1950 at 10 A.M., subject to the regular procedure, to consider amendment of the resolution; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the Bulletin, at which time this application was taken off the calendar and referred back to the engineer; and

WHEREAS, the decision of the borough superintendent dated June 14, 1950, acting on Alt. Applic. 1005-50, reads:

"A1. Proposal to change use of structure adjacent to heating plant (Bldg. #8) from storage to garage for the storage of management and maintenance motor vehicles is contrary to Sec. 60, Multiple Dwelling Law.

A2. Proposal to change use of structure adjacent to heating plant (Bldg. #8) from storage to garage for the storage of management and maintenance motor vehicles located in a residence use district is contrary to Sec. 3, Art. II zoning resolution.

A3. Proposal to use open areas in front of proposed new garage for parking of motor vehicles located in a residence use district is contrary to Sec. 3, Art. II, zoning resolution".

and

WHEREAS, the applicant states that the structure in question was originally designed for the storage of coal in connection with the central boiler room supply heat for Lillian Wald Houses; that since the plant has been converted to oil, the coal storage space is no longer necessary and permission has been requested to use this space as a garage for the storage of New York City Housing Authority vehicles and equipment; that the ramp on the west side, which provided access to the coal holes on the roof of the bunker, will no longer be used but a new entrance will be created on the east end; that the space in question is approximately 25 feet wide by 103 feet long, to be equipped with two overhead doors, and that adequate mechanical ventilation will be provided; that the equipment to be stored will be used exclusively for management and maintenance purposes and will not involve any commercial purposes unrelated to project activities; that the equipment will consist of 3 trucks from ¾ ton to 1½ tons, snow removal equipment, rollers and tree treating equipment; that no gasoline sales or other commercial vehicle services will be provided in conjunction with this building; that while this drive is under New York City Housing Authority ownership, it is actually used as a public street since the Board of Education has been granted an easement by the Housing Authority in order to permit access for delivery of coal to the school and for general entrance and exit purposes for the school; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is, therefore, entitled to relief as to area on the grounds of unnecessary hardships.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof as to objections A1 and A2 to permit the existing heating plant building to be altered so as to provide storage space for three motor vehicles and equipment as proposed for use only in connection with the project and for no other use, all as shown on plans filed with this application marked "Received October 20, 1950," two sheets; that there shall be no storage of gasoline on the premises or repairing of cars; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto except that this may be deemed a variance of the Multiple Dwelling Law, Section 60; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution and *withdrawn* as to objection A3.

263-48-BZ—Vol. II

APPLICANT—Imre Chairman, for 493 Monroe Street Corporation, owner, Benjamin H. Cohen (Monroe Metal Products Corporation, successor), lessee.

SUBJECT—Application reopened February 15, 1950, re application (decision of borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of the plot, the change in use of existing garage for more than five motor vehicles, to factory and storage for the manufacturing of refrigerators (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the non-conforming use (factory), by the proposed driveway through the business use portion of the plot.

PREMISES AFFECTED—674½ Gates avenue, south side, 368.9 ft. east of Sumner avenue, and 493-495 Monroe street, north side, 350 ft. east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry Katz, Perry Gottlieb, Imre Chairman and Peter Gluck.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (263-48-BZ—Vol. II)

WHEREAS, Imre Chairman, for 493 Monroe Street Corp., owner, filed January 31, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of the plot, the change in use of an existing garage for more than five motor vehicles to factory and storage for the manufacturing of metal cabinets (previously denied by the Board and sustained by the Supreme Court), and to permit the extension of the non-conforming use (factory) by the proposed driveway through the business use portion of the plot, affecting premises 674½ Gates avenue, south side, 368.9 feet east of Sumner avenue, and 493-495 Monroe street, north side, 350 feet east of Sumner avenue (Block 1634, Lots 26 and 65), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on February 15, 1950, to consider revised proposals, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin, laid over to November 21, 1950, at request of objector, applicant concurring; and then laid over to December 5, 1950, for decision without further argument; applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Gates avenue is in a business use C area and class 1 height district; that Monroe street and the site are in residence and business use, C area and class 1 height districts; and

WHEREAS, the decisions of the borough superintendent, dated January 26, 1950, acting on Alt. Applic. 4558-48 and B.N. Applic. 2296-49, read:

(Re: 493 Monroe St., Block 1634, Lot 65, Alt. Applic. 4558-48)

"1. The change in use from garage to factory of this building located in a residence use district is contrary to the zoning res. Art. II, Sect. 3. (Alt. 4558-48).

(Re: 674½ Gates Ave., Block 1634, Lot 26, B.N. App. 2296/49)

1. Proposed driveway in a business use district to building used as a legal garage and located in a residence use district constitutes an extension of non-conforming use and is contrary to Art. II, Sect. 3 of the zoning resolution (B.N. 2296-49)."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 feet frontage by 100 feet in depth facing Monroe street, Lot 65, on which is located a building covering the entire lot, 2 stories, 25 feet in height, of class 3 construction, for which a certificate of occupancy has been issued for a garage for more than five motor vehicles; that the lot directly in the rear (No. 26), is 18.9 feet front by 100 feet in depth and is presently vacant; that it is proposed to block all present openings to Monroe street except one office window and an emergency exit, and that a new main entrance is proposed to be opened in the rear of the building, with an approach from Gates avenue through the vacant lot; and

WHEREAS, the applicant contends that the building is located in a residence use, C area, class 1 height district; that at a previous time, the borough superintendent of Brooklyn objected to the change of use re Alt. App. 4508-46; that a subsequent application for a variation under Cal. No. 263-48-BZ was denied by the Board and the Board's denial was confirmed by the Supreme Court; that the present application for a variation of the requirements of the zoning resolution is made in connection with the decision of the borough superintendent of Brooklyn acting on Alt. App. 4558-48, and that this alteration application differs substantially from the previous one; that lot #26 was purchased and title taken on January 16, 1950; that about a year ago a two-story frame building was demolished and the vacant lot was then rented by the Real Estate bureau of the City of New York to Monroe Metal Products Corp., present occupant; that for the owner, use of the building as presently permitted, garage for more than 5 motor vehicles, would mean a loss as each of the two upper floors has a storage capacity for 30 cars, but that the upper floor could not possibly be used for storing cars because the existing elevator car is at least 4 feet too short for modern cars; that installation of a longer elevator car would require rebuilding of the present shaft; that considering the low rent paid for car storage in the section, the high investment connected with the change of the elevator would be hazardous; that by closing the upper floor and using only the ground floor as a garage, the owner would earn about $300 per month, which amount would be far below the operating expenses of a garage; that the place was rented at a time when it was hard to find any building for his factory and did not realize the consequences of his decision when he took the building over; that it is obvious that he did not violate the zoning resolution purposely; that until now, the lessee's investment runs to about $20,000. and that if he were obliged to leave the place, the moving of

machinery and indispensible new electrical installation would cost him about $10,000., i.e., half as much as his whole investment in the business; that this is a case of hardship for the lessee as well as the owner; that the Board has power under section 21 to grant variation when hardship is involved; that the legally permitted use of the building is not in conformity with the requirements of Sect. 3, and that the proposed change would mean only a switch from one non-conforming use to another; that from the viewpoint of the neighboring population, the present proposal should be deemed satisfactory; that working hours in the factory are limited to the hours from 7:30 A.M. to 4:30 P.M. and that the shop's modern cutting and welding equipment is as noiseless as is possible for such machinery; that the proposed change of entrance would stop any traffic on Monroe street to and from the factory, and that the blocking of most of the openings to Monroe street would eliminate any factory noise to the residence side; that it is proposed to use only the lower floor for manufacturing and the upper floor for storage; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution;

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7, subdivision e for a term of five (5) years, to permit the building to be occupied for manufacturing purposes, substantially as proposed and as indicated on plans filed with this application, marked "Received January 31, 1950" (4 sheets), "May 26, 1950" (3 sheets) and "May 31, 1950" (1 sheet), except that the arrangement of the building and passage to Gates avenue and exits shall be in accordance with revised plans marked "Received November 30, 1950" (3 sheets), *on condition* that the building shall not be increased in height or area; that in all other respects the building, occupancy and equipment shall comply with all laws, rules and regulations applicable thereto, except that the secondary means of exit may be an exterior fire escape located where indicated to the north; that such fire escape shall be entirely within the confines of lot 26 and the counterbalanced ladder shall be so arranged as to drop to the ground at the side lot line so as not to interfere with exit passage at grade; that this variance shall be only for the use as proposed; that the front entrance on Monroe street shall have the door removed and the entire opening filled with approved masonry; that there shall be no openings to Monroe street except for exit purposes, as indicated, and no merchandise deliveries or receipt of goods shall be from Monroe street; that all such deliveries shall be from Gates avenue through lot 26, as proposed; that along the lot lines of lot 26 there shall be constructed a chain-link fence 5 ft. 6 in. in height with anchored steel posts continuously to the building line of Gates avenue and along the Gates avenue building line the fence shall be continued, except that in such street line fence, there shall be a gate of similar construction; that a curb cut may be constructed opposite such gate on Gates avenue, not exceeding 15 feet in width; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that all permits required shall be obtained and the work herein permitted shall be promptly commenced and completed within nine (9) months from the date of this resolution.

212-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Jeanette G. Willis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, salesroom, parts department; and to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner, and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Opposition: Jerome Y. Sturm.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (212-50-BZ)

WHEREAS, Lama, Proskauer and Prober for Jeanette G. Willis, owner, filed March 13, 1950 an application under sections 7f, 7i and 7e of the zoning resolution, to permit in the business use portion of a plot located in residence and business use districts, the erection and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicle repairs, wheel alignment and service, lubritorium, car washing, sales room, parts department, and to permit the erection and maintenance of a gasoline service station with a ground sign extending beyond the building line, affecting premises 29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens; and

WHEREAS, a public hearing was held on this application on September 12, 1950, after due notice by publication in the Bulletin; laid over to October 17, 1950, for inspection and decision by the Board, without further argument; then laid over to November 14, 1950, at the request of the applicant; then laid over to November 21, 1950, for applicant to file owner's assurance that the entire premises will be developed at one time and for decision by the Board; and then laid over to December 5, 1950, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Francis Lewis boulevard is in a business D area, 1 times height district; 172nd street and Utopia parkway is in a business and residence use D and G1 area and 1 times height district; and

WHEREAS, the decision of the borough superintendent dated March 2, 1950, acting on N.B. Applic. 700-50, reads:

"1. The proposed use of boiler room and storage, store, auto showroom for new and used cars, gasoline service station, service and repairs, lubrication, wheel alignment, car washing, new and used cars, storage, parts department, office and sales in a business district extending into residence district is contrary to Art. II, Sec. 3 and 4(a), 29, 46 and 52 of the zoning resolution.

2. Ground sign is not permitted in business district and cannot extend beyond building line per Art. II, Sec. 4(a) 49 of zoning resolution".

and

WHEREAS, the applicant states the premises consist of a plot, 282.68 feet frontage by 222.81 feet in depth (irregular), presently vacant; that it is proposed to erect a building 104 feet by 111 feet (irregular), one story, 14 feet in height, of class 3 construction, to be used in conjunction with proposed gasoline service station as boiler room, stores, auto showroom for new and used cars, lubritorium, wheel alignment, car washing; that it is further proposed to install eight 550-gallon gasoline tanks and 8 approved type dispensing pumps; and

WHEREAS, the applicant contends that the use district maps accompanying the zoning resolution show that the property is presently zoned as a class 1 height district; that the portion within 100 feet of Francis Lewis boulevard is zoned as a business district and a D area district and the remainder as a residence district and a G-1 area district; that as of July 25, 1916 the entire property was in a D area district and was changed to its present area designations on June 7, 1949; that the frontage to a depth of 100 feet along Francis Lewis boulevard, formerly named Beechhurst avenue and Cross Island boulevard, has been zoned for business use since July 25, 1916; that the district line between the business district and the adjoining residence district to the west was adjusted on October 3, 1924, September 29, 1927, April 23, 1937 and October 15, 1947 to conform to the lines of Francis Lewis boulevard in effect on those respective dates; that the auto showroom is a conforming use in this zone and the repairs and service are a natural conjunctive and required use for cars dealt in by the showroom; that the part of the site in a residential zone will not be built upon but will be landscaped and a picket fence erected along the lot lines to protect the adjoining premises, only required exit doors not exceeding 3 ft. 8 in. in width will be the only openings in the rear walls of the building adjoining the residential part of the site; that Francis Lewis boulevard is a main auto lane crossing Queens and therefore the proposed gasoline service station is entirely in keeping at this point and is also a much needed service to the many dwellings in the area; that the northerly end of the plot is triangular in shape and unsuited for stores; that the buildings as proposed will do much towards enhancing the entire community and be entirely in keeping with the present development and also any future development that may occur; that the present high assessed value of the land makes it mandatory to develop the site as proposed for a fair return on the investment; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions f and i of the zoning resolution and that in its opinion, it is desirable that a gasoline station should be provided for public convenience in this general area on the westerly side of Francis Lewis boulevard and that with the arrangement as now proposed which has been given careful study as to need and protection of the adjacent owners, the proposed uses under the conditions imposed meet the standards as set forth under section 7 of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i for a term of fifteen (15) years, to permit the premises to be occupied substantially as indicated on revised plans, marked "Received December 1, 1950" (2 sheets), as Scheme A, (2 sheets) and as Scheme B (2 sheets), and as previously indicated on plans filed with this appeal, marked "Received March 13, 1950" (3 sheets), except that the premises shall be arranged as indicated on such revised plans marked "Scheme A, Received December 1, 1950" (2 sheets), *on condition* that the proposed auto showroom, gasoline service station and one-family residence shall all be constructed at one time; that the front width of 40 ft. for the full depth from 172nd street to Francis Lewis boulevard shall be occupied solely by a one-family residence which shall be set back from 172nd street equal to the set back of the adjoining houses; that the residence shall be in keeping as to design and construction with such adjacent houses; that the portion of the plot adjoining such 40 ft. along 172nd street within the residence use area shall not be occupied as a portion of the gasoline station construction but shall be kept planted and made available for use with the proposed one-family residence; that the balance of the plot may be constructed for the uses as proposed in "Scheme A" plan; that there shall be no openings or curb cuts to 172nd street; that the accessory building and showroom shall be of the design proposed on revised plans filed with Scheme A and shall be constructed of face brick throughout and shall be arranged as indicated and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the boiler room shall be separated from the balance of the building by fireproof construction and entered only from the exterior; that along the 172nd street building line and returning to Francis Lewis boulevard, as shown, there shall be constructed a brick masonry wall properly coped and to a height of not less than 5 ft. 6 in.; that the number of gasoline storage tanks shall not exceed eight 55 gallon tanks; that the pumps shall be of the approved low parkway design and erected not nearer than 10 feet from their base to the street building line of Francis Lewis boulevard; that curb cuts shall be restricted to three, as indicated, none wider than 30 feet; that at the intersection of 172nd street and Francis Lewis boulevard there shall be a planted area, as indicated, properly protected with curbing and planted with material as may be approved by the Department of Parks; that sidewalks and curbing on the streets adjoining the premises shall be constructed to the satisfaction of the borough president; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the balance of the plot where not occupied by the proposed one-family residence, landscaping accessory building, pumps and walls shall be surfaced with concrete or bituminous paving; that signs shall be restricted to permitted signs within the business use area, except for the portion of the plot to be occupied for residence, and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection within the building line near the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that such sign shall be located southerly of the cross-wall from 172nd street to Francis Lewis boulevard; that minor repairs with hand tools only may be permitted within the accessory building; that any openings facing 172nd street shall be filled with glass blocks as approved for exterior walls; that there shall be no opening along the rear of the accessory building to the adjoining portion of the premises where the one-family dwelling is to be constructed; that complete working drawings shall be submitted for consideration by the Board before same are filed with the borough superintendent; that such plans shall be filed within three (3) months of the date of this resolution; that after approval of such plans, all permits required shall be obtained and all work completed within one (1) year thereafter.

290-50-BZ

APPLICANT—Multer and Seymour, for Saul Schecter and Louis Kotler, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores).

PREMISES AFFECTED—693-715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574-2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn.

APPEARANCES—
For Applicant: Milton A. Seymour.
For Opposition: Richard P. Charles and others.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Absent: Commissioner Kleinert..... 1

MINUTES

THE RESOLUTION (290-50-BZ)

WHEREAS, Multer and Seymour for Saul Schecter and Louis Kotler, owners, filed April 28, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (stores) affecting premises 693 to 715 Avenue Z, north side, from East 1st to East 2nd streets, and 2574 to 2584 East 2nd street (Block 7217, Lots 38 and 49), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on October 24, 1950, after due notice by publication in the Bulletin; laid over to November 14, 1950, at request of objector, applicant concurring; and then laid over to December 5, 1950, for inspection and decision, without further argument; and

WHEREAS, the applicant withdrew section 21 of the zoning resolution as one of the bases of his application; and

WHEREAS, the district maps accompanying the zoning resolution show that East 1st street, East 2nd street, Avenue Z and the site are in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1950, acting on N.B. Applic. 243-50, reads:

"1. The proposed structure for use as stores in a residence use district is contrary to the zoning res., sect. 3, of Art. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 120 feet in depth (irregular), presently vacant; that it is proposed to erect a building 200 feet front by 60 feet and 120 feet in depth (irregular), one story, 12 feet in height, of class 3 construction, to be used as stores; and

WHEREAS, the applicant contends that the area in which this site is located was originally zoned for business use and later rezoned to residential use on July 29, 1940; that when rezoning took place, the area was mainly occupied by small homes and from this fact the inference is compelling that the purpose of the rezoning was to retain the general small family house character of the neighborhood; that no provision for business use was made at the time because very little need would exist for business sites in an area comprising small homes, but that since then the situation has changed materially; that on large tracts of land immediately adjacent to the site in question, a number of large multiple dwellings, six or more stories in height, covering entire blocks, were erected to accommodate approximately 1900 families; that with the erection of these huge apartment projects, there has arisen a real and essential need for business establishments to serve the requirements of the neighborhood; that this dwelling expansion occasioned a real need for business use was recognized by the City Planning Commission and the Board of Estimate of the City of New York when they changed the north side of Avenue Z between West 2nd and West 3rd streets, Brooklyn, from a residential use area to a retail use area, effective July 21, 1949; that since the site could not feasibly be used or devoted to any purpose other than a business use by reason of the drastic change in the character of the neighborhood, it would cause undue hardship to the owners to require them to erect a residential structure on the site in question, and that the best interests of the community will be served by the granting of a variance to permit a business use of the subject site; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board deemed that there was no justification for the exercise of its discretion to grant under section 7e of the zoning resolution and that the applicant failed to establish a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was therefore not entitled to relief on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 243-50, objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

524-50-BZ

APPLICANT—Lama, Proskauer and Prober, for George Massabni and May Massabni, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district, the change in occupancy on second and third floors from offices to manufacturing.

PREMISES AFFECTED—4808-4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Milton S. Lebe.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (524-50-BZ)

WHEREAS, Lama, Proskauer and Prober for George Massabni, and May Massabni, owners, filed July 11, 1950, an application under section 7e of the zoning resolution, to permit in a business use district the change in occupancy on the second and third floors from offices to manufacturing, affecting premises 4808 to 4810 4th avenue, west side, 50 ft. 2 in. south of 48th street (Block 773, Lot 40), Borough of Brooklyn; and

WHEREAS, a public hearing was held on November 8, 1950, after due notice by publication in the Bulletin, and laid over to December 5, 1950, for applicant to file revised plans showing the actual space throughout the building used for manufacturing purposes; and

WHEREAS, the district maps accompanying the zoning resolution show that 48th street is in residence and business use C area and class 1¼ height districts; 4th avenue and the site are in a business use, C area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 26, 1950, acting on Alt. Applic. 1986-50, reads:

"1. The proposed change in use of the 2nd and 3rd floors of this building from offices to manufacturing in a business use district is contrary to the Zoning Resolution, Art. I, Sec. 4-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. front by 100 ft. in depth, irregular, on which is located a building 40 ft. by 100 ft. in depth, irregular, three stories, 36 ft. 6 in. in height, of class 3 construction; that there is another building 48 ft. by 60 ft., one story in height of class 3 construction; that it is proposed to change the occupancy of the 2nd floor to offices and manufacturing of brassieres and change the 3rd floor to manufacture of brassieres; and

WHEREAS, the applicant contends that the premises are developed with a one-story and cellar masonry building on the southerly part of the site 48 ft. by 60 ft. erected under N.B. 11105-25 and certificate of occupancy 111700 was issued to use this building for light manufacturing; that there is also a building on the northerly part, which is the building in question under this application; that this building fronts on 4th avenue and has a frontage of 40 ft. and a depth of 80 ft. and was originally erected under N.B. 454 of 1893 as a three-story stable; that the rear part of the building has a depth of 21 ft. 4 in. and a width of 100 ft. along the rear lot line was erected under N.B. 967 of 1904 as a stable; that the buildings were combined and altered under Alt. 12221 of 1924 to use the building as a publishing house

with manufacturing in the cellar and 1st floor and offices on the 2nd and 3rd floors; that Certificate of Occupancy A5371 was issued for these uses; that it is now proposed to maintain the present manufacturing in the cellar and 1st floor consisting of the finishing and packaging of greeting cards and to change the occupancy on the 2nd floor to offices and the manufacture of brassieres; that inasmuch as the cellar and 1st floor have a legal manufacturing use and as the proposed manufacturing is a legal use in a business zone, it is only requested that this same use be allowed on each entire 2nd and 3rd floors; this proposal would not affect the community any more than a limited manufacture occupancy and is far more desirable than the original stables; that the buildings are maintained in a clean manner and there is no visible exterior evidence of the conducting of manufacturing on the interior; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e for a term of ten (10) years, to permit the extension of use so that the building may be occupied for manufacturing use occupying the space per floor as indicated on revised plans marked "Received November 29, 1950" (3 sheets) and occupied otherwise in accordance with plans filed with this application marked "Received July 11, 1950" (8 sheets), *on condition* that the building shall not be increased in height and area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within six (6) months from the date of this resolution and that a superseding Certificate of Occupancy shall be obtained.

614-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Helen Horemiotis, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of lot located in a residence and business use district, the erection of a high speed automobile laundry, and the erection of more than one building on the lot.

PREMISES AFFECTED—153-32 Hillside avenue, south side, 111.50 ft. west of Parsons boulevard and 153-31 88th avenue (Block 9763, Lot 26), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee	3
Negative	0
Absent: Commissioner Kleinert	1

THE RESOLUTION (614-50-BZ)

WHEREAS, Lama, Proskauer and Prober for Helen Horemiotis, owner, filed August 17, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in the residence use portion of a lot located in residence and business use districts, the erection of a high speed auto laundry, and the erection of more than one building on the lot, affecting premises 153-32 Hillside avenue, south side 111.50 feet west of Parsons boulevard (Block 9763, Lot 26) Jamaica, Borough of Queens; and

WHEREAS, a public hearing was held on this application on November 8, 1950, after due notice by publication in the Bulletin; laid over to November 28, 1950, for inspection and decision, without further argument; and then laid over to December 5, 1950, for applicant to obtain information from the borough superintendent; and

WHEREAS, the district maps accompanying the zoning resolution show that Parsons boulevard is in retail and business use, C area and class 1½ height districts; Hillside avenue is in a business use, C area and class 1½ height district, and that the site is in residence and business use, C area and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 24, 1950, acting on N.B. Applic. 6240-50, reads:

> "1. No more than one building permitted on a lot. Art. 1, Sect. 1(2), Zoning Resolution.
>
> 2. Use of premises located partly in residence use district and partly in a business use district as an automobile laundry is contrary to Art. II, Sect. 3 & 4(a) (52) of the Zoning Resol."; and

WHEREAS, the applicant states that the premises consist of a plot, 25 feet frontage by 301.10 feet in depth (irregular), on which is located a diner 73 feet 9 inches by 12 feet in width, one story in height; that it is proposed to erect a one-story building (16 feet), 25 feet by 100 feet, to be used as a high speed automobile laundry; that it is further proposed to continue the existing use of the diner; and

WHEREAS, the applicant contends that the portion of the property northerly of a line midway between Hillside avenue and 88th avenue is zoned as a business district and the remainder is in a residence district and that these designations have remained unchanged since 1916; that the premises are presently developed with a one-story diner 12 feet by 73 feet 9 inches erected under N.B. 5227-37 and extended under Alt. 1509-43; that certificate of occupancy Q30487 was issued for a restaurant; that it is proposed to maintain this building and erect a new one-story masonry building of class 3 construction 25 feet wide and 100 feet deep facing 88th avenue, the building to be used as a high speed auto laundry; that it is intended to set the building 25 feet back of 88th avenue building line and landscape this area alongside of the required driveway; that the building adjoining to the west only sets back 15 feet from the building line and the said repair shop was granted under a variance of the Board under Cal. 868-47-BZ; that the proposed building is adjoined to the west by a non-conforming use, and as Parsons boulevard for a depth of 100 feet is zoned as a retail district, 88th avenue could also be developed with a business use; that the proposed building could therefore be hemmed in on both sides with non-conforming uses but for a small lot (45), immediately adjoining to the east; that the 88th avenue elevation of the proposed building will be residential in appearance with a slate mansard roof; that the land is high in assessed value and it becomes necessary to develop the land with a use that will make further retention of the land economically a sound investment; that Hillside avenue is a main auto highway leading across Queens and its many uses to service cars make the proposed use a fitting service at this point; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance under section 7, subdivisions e of the zoning resolution; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution as to permitting two buildings on one lot and was, therefore, entitled to relief on the grounds of unnecessary hardship, inasmuch as the present diner is not a permanent structure and is considered as a chattel and is readily removable.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the appli-

cation be and it hereby is *granted* under section 7e for a term of fifteen (15) years, to permit the portion of the premises in the residence use district to be used in conjunction with the portion in the business use district, substantially as proposed and as indicated on plans filed with this application marked "Received October 6, 1950" (3 sheets) and *granted* under section 21 to permit a building on the lot in addition to the existing diner on the front portion of the lot facing Hillside avenue; that the building of the design and arrangement as proposed shall in all other respects comply with all laws, rules and regulations applicable thereto and shall be located of the length as shown with the southerly front within 25 feet of 88th avenue; that there shall be no opening between this lot and any building on any adjoining lot; that the entrance to the building shall be solely from Hillside avenue and the exit solely to 88th avenue; that at the exit the unbuilt upon space shall be maintained with planting as proposed, properly protected by curbing and by cement-paved area with a curb cut opposite not more than 15 feet in width; that the driveway from Hillside avenue past the diner and to the northerly wall of the proposed auto laundry building shall be cement paved; that the curb cut to each street shall not exceed 12 feet in width; that there shall be erected on the interior lot line to the east a woven wire fence of the chain-link type, continuously except where proposed buildings and buildings on the adjoining lot occur, to a height of not less than 5 ft. 6 in., erected on a cement foundation; that no signs shall be constructed within the residential portion of the plot; that the building shall be used for no other use than the use herein proposed; that all permits shall be obtained and all work completed within one year from the date of this resolution.

APPEAL FROM ADMINISTRATIVE DECISION

561-50-A

APPLICANT—John P. Riley, for New York City Housing Authority, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—450 Lillian Wald drive, block bounded by East Houston street, East 6th street, Avenue D and Franklin D. Roosevelt and Lillian Wald drives (Building 8, Lillian Wald Houses); (Block 356, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Max B. Schreiber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn in view of the action taken this day under Cal. 776-45-BZ, Vol. II.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

Adjourned: 1:30 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 5, 1950, 2 P.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

206-49-SA

APPLICANT—John Nageldinger and Son, Inc., owner.

SUBJECT—Nageldinger Pressure Regulators (to regulate and control compressed gases), types N-602 to N-609, inclusive, N1-414 to N1-424, inclusive, N1-900, N1-902, NR-302, NR-234 and NR-221, approval of.

APPEARANCES—

For Applicant: Louis F. Moss.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (206-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 206-49-SA November 6, 1950

Subject: Nageldinger Pressure Regulators (to regulate and control compressed gases) types N602 to N609 inclusive, N-1-414 to N-1-424 inclusive, N-1-900, N-1-902, NR-302, NR-234, NR-221, approval of.

John Nageldinger and Son, Inc. filed January 29, 1949 an application with the Board of Standards and Appeals for approval of the device known as the Nageldinger Pressure Regulators (to regulate and control compressed gases) types N602 to N609 inclusive, N1414 to N1424 inclusive, N1900, N1902, NR302, NR234 and NR221 under the provisions of C19-91.0.c Administrative Code.

Purpose

These devices are used for control and regulating pressures of gases from cylinders.

Description

These regulators are of the spring-loaded metal diaphragm type having cast brass or bronze bodies, cast brass or bronze spring bonnets provided with vent holes, nickel-silver diaphragms, and hard rubber composition seats.

Types N602 to N609. The N designates a Double Diaphragm regulator No. 602, 603, 608 and 609 designates use with oxygen—604, 605, 606, 607 for use with acetylene. Type N1 refers to single diaphragm regulator, No. 414, 424 for use with oxygen, 416, 418, 420, 422 for use with acetylene, 900 and 902 are used with CO 2. Type NR refers to double diaphragm regulators and is used only with medicinal oxygen. The name of the gas for which regulator is intended is cast on the regulator.

Inspection and Test

Models of these regulators were inspected and tested at 409 East 91st Street, New York City. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division, Committee on Test and L. F. Moss representing the applicant. The models were pressure tested to rated pressure and to 1½ times rated pressure. All tests showed that the regulators functioned as designed and there was no fluctuation of pressure. These regulators have been approved by the Underwriters' Laboratory under Safety Appliance #502.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Nageldinger Pressure Regulators; Types N602 to N609 inclusive, N1414 to N1424 inclusive, N1900, N1902, NR302, NR234 and NR221 as meeting the requirements of C19-91.0.c on condition that each regulator shall have imprinted on the front bonnet a label reading as follows: "APP'VD. BS&A 206-49-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

MINUTES

367-49-SA

APPLICANT—Armstrong Furnace Company, owner.

SUBJECT—Armstrong Oil Burner, Models D1-1 and D1-2 (burner used in units 8004-L6-110, 8004-L5-110, 8004-L5-175 and 8004-L5-200), approval of.

APPEARANCES—
For Applicant: Thomas M. Gallagher.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (367-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 367-49-SA November 3, 1950

Subject: Armstrong Oil Burner—Models D1-1 and D1-2 (burners used in units 8004-L6-110, 8004-L5-110, 8004-L5-175 and 8004-L5-200), approval of.

The Armstrong Furnace Co. of Columbus, Ohio filed June 11, 1949 an application with the Board of Standards and Appeals for approval of the Armstrong Oil Burner—Models D1-1 and D1-2 (burner used in units 8004-L6-110, 8004-L5-110, 8004-L5-175 and 8004-L5-200 under the provision of C19-57.0 and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A domestic oil burner for installation in hot water or steam boiler and warm air furnaces.

Description

This is a mechanical draft oil burner of the pressure atomizing type with electric ignition. It is suitable for installations in hot water or steam boilers or warm air furnaces. The burner operates with fuel oil not heavier than #3 U. S. Dept. of Commerce Standards. The burner is manufactured in one size known as Model D1-1 but has varying tube lengths designated as D1-2. The burner has a maximum capacity of 2 gallons of fuel oil per hour.

The assembly consists of a welded steel housing. A sirocco type fan, Sunstrand or equal pump with regulating valve and strainer; a GE or equal motor. Jefferson or equal transformer.

The controls are Minneapolis-Honeywell; primary combustion control, limit switch and thermostat.

The burner has been approved by the Underwriters Laboratory under Misc. Petroleum 1712 Application No. 47C-3781.

Inspection and Test

A Model D1-1 was inspected and tested at 10-106 43rd avenue, Corona, Long Island and operated as designed. Present at the test was Chief Engineer L. V. Huber, Committee on Test. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability with a stack temperature of 450° F., the CO 2 content of the flue gases was 10%.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Armstrong Oil Burner Model D1-1 and D1-2 for use in New York City in domestic and commercial installations with fuel oil not heavier than #3 U. S. Department of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 367-49-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

500-49-SA

APPLICANT—Metromatic Mfg. Company, owner.

SUBJECT—Metropac Oil Burner, Model 1-B, approval of.

APPEARANCES—
For Applicant: Arthur Rieder and James Stobel.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (500-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 500-49-SA November 3, 1950

Subject: Metropac Oil Burner—Model 1-B, approval of.

Metromatic Manufacturing Company, Everett, Massachusetts filed April 13, 1949 an application with the Board of Standards and Appeals for approval of the appliance known as the Metropac Oil Burner, Model 1-B under the provisions of C19.57.0 Administrative Code and the Oil Burner Rules of the Board.

Purpose

A gun type conversion oil burner for domestic and commercial installation.

Description

This is a mechanical draft conversion burner suitable for installation in hot water or steam boilers and warm air furnaces with fuel oil not heavier than #3 Department of Commerce Standards. The burner has a capacity of ½ to 2½ gallons per hour. The main housing is of cast aluminum; the motor is ¼ H.P. 1728 RPM, G.E. or equal; the fan is of the centrifugal type mounted directly on motor shaft; the pump is a Sunstrand or Webster, two stage fuel unit with built in pressure regulating valve; the transformer is a Jefferson or equal 115 volt primary 10,000 volts secondary mid point grounded.

The controls consist of the following Minneapolis-Honeywell control: Protecto Relay, Limit Control and Thermostat.

Inspection and Test

The burner was inspected and tested October 22, 1950 at 10 Red Brook Terrace, Great Neck, Long Island. Present at the test were J. A. Darts, Engineering Division, Committee on Test and R. W. Pyne, A. Rieder and R. Rieder representing the applicant.

The burner has been approved by the Underwriters' Laboratories, Inc., Misc. Petro 1686 Application 47C2518. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout

its operating range and was found to function properly as designed with no flare backs or undue carbon deposits. With the oil cut off the controls functioned in 90 seconds. All parts are so designed as to maintain alignment and permit interchangeability with a stack temperature of 470° F., the CO 2 content of the flue gases was 10%.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Metropac Oil Burner, Model 1-B, for use in New York City in domestic and commercial installations with fuel oil not heavier than #3 U. S. Department of Commerce Standards, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided each burner bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 500-49 SA."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

575-49-SM

APPLICANT—F. Schumacher and Company, owner-manufacturer.
SUBJECT—F. Schumacher and Company, Nylon Woven and Printed Fabrics (flame-proofed fabrics), amendment of.
APPEARANCES—
For Applicant: R. Curt Hasenclever.
ACTION OF BOARD—Application reopened and resolution amended in accordance with the report of the Committee on Test.
THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (575-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 575-49-SM November 3, 1950
Subject: Amendment of Resolution to Include Schumacher's All Nylon Velvet.

H. Curt Hasenclever for F. Schumacher and Company requested by letter dated April 25, 1950 that the resolution adopted December 20, 1949 under Cal. 575-49-SM be reopened to include Schumacher's All Nylon Velvet.

Purpose

This fabric is to be used as drapery and upholstering fabrics, suitable for use in public assembly.

Description

This material is made of spun and continuous filament nylon yarn and is basically the same as the materials approved December 20, 1949 under Cal. 575-49-SM.

Inspection and Test

A sample of the material identified as Schumacher's All Nylon Velvet was flame tested at the Better Fabrics Testing Bureau October 5, 1950. Present at the test were J. A. Darts, Engineering Division, Committee on Test, R. Curt Hasenclever of F. Schumacher and Company and W. H. Masterson of the Laboratory. Tests were conducted in accordance with the Flameproofing Rules of the Board. Results were as follows:

There was no flaring or glow either in or out of the charred area, and the average flaming of six samples tested was 2 seconds.

Recommendation

On the basis of the inspection and test and as Rule 4.2 of the Flameproofing Rules states—"The average continuation of flaming shall not exceed 3 seconds"—the Committee on Test recommends that the resolution adopted December 20, 1949 under Cal. 575-49-SM be amended to include Schumacher's All Nylon Velvet, on condition that the requirements of the resolution adopted December 20, 1949 under Cal. 575-49-SM be complied with.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 20, 1949 in accordance with the above report.

926-49-SM

APPLICANT—Chase Brass and Copper Co., Inc., owner-manufacturer.
SUBJECT—Chase 2 in. New York 17 B and S Gauge Seamless Brass Tube Sink Trap with 2 in. Standard Pipe Size Cast Brass Union Outlet Connection with Cleanout; approval of.
APPEARANCES—
For Applicant: Peter F. Ventola.
ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (926-49-SM)

REPORT OF COMMITTEE ON TEST

Re: Cal. 926-49-SM November 8, 1950
Subject: Chase 2 Inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap with 2 inch Standard Pipe Size Cast Brass Union Outlet Connection with Cleanout, approval of.

Chase Brass and Copper Co., Inc., Waterbury, Connecticut filed December 16, 1949 an application with the Board of Standards and Appeals for approval of the material known as 2 inch 17 B & S Gauge Seamless Brass Tube Sink Trap with 2 inch Standard Pipe Size Cast Brass Union Outlet Connection, with cleanout under the provisions of C26-1251.0 and C26-1257.0 Administrative Building Code.

Purpose

This material is to be used as a sink trap.

Description

The unit is 2 inch OD tubing, 17 B & S Gauge Seamless Brass Tubing with a Cast Brass 2 inch Standard Pipe Size Union Outlet Connection. The coupling nuts and mating members are 2 inch Standard Pipe size. Cast brass cleanout with solid bottom. The union joint is in the trap seal.

Inspection and Test

The trap was inspected and tested at the office of the Board. Present at the inspection were Chief Engr. L. V.

Huber and J. A. Darts, Engineering Division, Committee on Test, E. J. R. Ronan, Chief Insp. Plumbing Division, Department of Housing and Buildings and P. F. Ventola, representing the applicant. The trap complied with the requirements of C26-1256.0 Administrative Bldg. Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Chase 2 inch 17 B & S Gauge Seamless Brass Tube Sink Trap with 2 inch Standard Pipe Size Cast Brass Union Outlet Connection, with cleanout as meeting the requirements of C26-1251.0, C26-1257.0 and C26-1292.0 Administrative Building Code on condition that the gasket between the casting and the tube shall be eliminated and a form of ground joint be substituted and further that each trap shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 926-49-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

927-49-SM

APPLICANT—Chase Brass and Copper Co., Inc., owner-manufacturer.

SUBJECT—Chase 2 in. New York 17 B and S Gauge Seamless Brass Tube Sink Trap with 2 in. Standard Pipe Size Cast Brass Union Outlet Connection (less Cleanout), approval of.

APPEARANCES—
For Applicant: Peter F. Ventola.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (927-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 927-49-SM November 8, 1950

Subject: Chase 2 inch New York 17 B & S Gauge Seamless Brass Tube Sink Trap with 2 inch Standard Pipe Size Cast Brass Union Outlet Connection (less cleanout), approval of.

Chase Brass and Copper Co., Inc., Waterbury, Connecticut filed December 16, 1949 an application with the Board of Standards and Appeals for approval of the material known as 2 inch 17 B & S Gauge Seamless Brass Tube Sink Trap with 2 inch Standard Pipe Size Cast Brass Union Outlet Connection, less cleanout, under the provisions of C26-1251.0 and C26-1257.0 Administrative Bldg. Code.

Purpose

This material is to be used as a sink trap.

Description

The unit is 2 inch OD tubing, 17 B & S Gauge Seamless Brass Tubing with a Cast Brass 2 inch Standard Pipe Size Union Outlet Connection. The coupling nuts and mating members are 2 inch Standard Pipe size cast brass union outlet connection with solid bottom. The union joint is in the trap seal.

Inspection and Test

The trap was inspected and tested at the office of the Board. Present at the inspection were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test, E. J. R. Ronan, Chief Insp. Plumbing Division, Department of Housing and Buildings and P. F. Ventola, representing the applicant. The trap complied with the requirements of C26-1256.0 Administrative Bldg. Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Chase 2 inch 17 B & S Gauge Seamless Brass Tube Sink Trap with 2 inch Standard Pipe Size Cast Brass Union Outlet Connection, less cleanout as meeting the requirements of C26-1251.0, C26-1257.0 and C26-1292.0 Administrative Building Code on condition that the gasket between the casting and the tube shall be eliminated and a form of ground joint be substituted and further that each trap shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 927-49-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

928-49-SM

APPLICANT—Chase Brass and Copper Co., Inc., owner-manufacturer.

SUBJECT—Chase 1½ in. New York 17 B and S Gauge Seamless Brass Tube Lavatory Trap with 1½ in. Standard Pipe Size Cast Brass Union Outlet Connection, Model Chase 178-089 (with Cleanout), approval of.

APPEARANCES—
For Applicant: Peter F. Ventola.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (928-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 928-49-SM November 8, 1950

Subject: Chase 1½ Inch New York 17 B & S Gauge Seamless Brass Tube Lavatory Trap with 1½ inch Standard Pipe Size Cast Brass Union Outlet Connection with Cleanout, approval of.

Chase Brass and Copper Co., Inc., Waterbury, Connecticut filed December 16, 1949 an application with the Board of Standards and Appeals for approval of the material known as the 1½ inch 17 B & S Gauge Seamless Brass Tube Sink Trap with 1½ inch Standard Pipe Size Cast Brass Union Outlet Connection, with cleanout under the provisions of C26-1251.0 and C26-1257.0 Administrative Building Code.

Purpose

This material is to be used as a lavatory trap.

Description

The unit is 1½ inch OD tubing, 17 B & S Gauge Seam-

less Brass Tubing with a Cast Brass 1½ inch Standard Pipe Size Union Outlet Connection. The coupling nuts and mating members are 1½ inch Standard Pipe size. Brass rod cleanout with solid bottom. The union joint is in the trap seal.

Inspection and Test

The trap was inspected and tested at the office of the Board. Present at the inspection were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test, E. J. R. Ronan, Chief Insp. Plumbing Division, Department of Housing and Buildings and P. F. Ventola, representing the applicant. The trap complied with the requirements of C26-1256.0 Administrative Bldg. Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Chase 1½ inch 17 B & S Gauge Seamless Brass Tube Lavatory Trap with 1½ inch Standard Pipe Size Cast Brass Union Outlet Connection, with cleanout as meeting the requirements of C26-1251.0, C26-1257.0 and C26-1292.0 Administrative Building Code on condition that the gasket between the casting and the tube shall be eliminated and a form of ground joint be substituted and further that each trap shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 928-49-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

929-49-SM

APPLICANT—Chase Brass and Copper Co., Inc., owner-manufacturer.

SUBJECT—Chase 1½ in. New York 17 B and S Gauge Seamless Brass Tube Lavatory Trap with 1½ in. Standard Pipe Size Cast Brass Union Outlet Connection, Model Chase 178-085 (less Cleanout), approval of.

APPEARANCES—
For Applicant: Peter F. Ventola.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (929-49-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 929-49-SM November 8, 1950
Subject: Chase 1½ New York Regulation Lavatory Trap—Model 178-085, less cleanout, approval of.

Chase Brass and Copper Co., Inc., Waterbury, Connecticut filed December 16, 1949 an application with the Board of Standards and Appeals for approval of the material known as the 1½ inch 17 B & S Gauge Seamless Brass Tube Lavatory Trap with 2 inch Standard Pipe Size Cast Brass Union Outlet Connection, less cleanout, under the provisions of C26-1251.0 and C26-1257.0 Administrative Building Code.

Purpose

This material is to be used as a lavatory trap.

Description

The unit is 1½ inch OD tubing, 17 B & S Gauge Seamless Brass Tubing with a Cast Brass 1½ inch Standard Pipe Size Union Outlet Connection. The coupling nuts and mating members are 1½ inch Standard Pipe size cast brass union outlet connection, less cleanout with solid bottom. The union joint is in the trap seal.

Inspection and Test

The trap was inspected and tested at the office of the Board. Present at the inspection were Chief Engr. L. V. Huber and J. A. Darts, Engineering Division, Committee on Test, E. J. R. Ronan, Chief Insp. Plumbing Division, Department of Housing and Buildings and P. F. Ventola, representing the applicant. The trap complied with the requirements of C26.1256.0 Administrative Bldg. Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Chase 1½ inch 17 B & S Gauge Seamless Brass Tube Sink Trap with 1½ inch Standard Pipe Size Cast Brass Union Outlet Connection, less cleanout, as meeting the requirements of C26-1251.0, C26-1257.0 and C26-1292.0 Administrative Building Code on condition that the gasket between the casting and the tube shall be eliminated and a form of ground joint be substituted and further that each trap shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 929-49-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

397-50-SA

APPLICANT—The Griscom-Russell Co., manufacturer.

SUBJECT—G-R Style B Fuel Oil Heater, (fuel oil preheater-steam), approval of.

APPEARANCES—
For Applicant: Robert M. Bent.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (397-50-A)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 397-50-SA November 3, 1950
Subject: G-R Style B Fuel Oil Heater (fuel oil preheater-steam), approval of.

The Griscom-Russell Co., New York, filed May 26, 1950, an application with the Board of Standards and Appeals for approval of the G-R Style B Fuel Oil Heater (fuel oil preheater-steam) under the provisions of C19-57.0 Administrative Code, and the Oil Burner Rules of the Board.

MINUTES

Purpose

The appliance is designed for connection with a heating boiler for preheating No. 6 oil so that the oil can be used in an approved oil burner. The appliance is used primarily in industrial installations.

Description

The G-R Style B Fuel Oil Heater range in size from 10¼" to 27¾" diameter of head flanges and are used for installations where steam is the heating medium.

The shell is constructed of welded steel shell or tube. The tube sheet, entry head return and head cover are steel. The tubes are seamless steel.

The heaters are designed for steam and oil working pressures required for the particular application. After completion of the heaters they are hydrostatically tested to a pressure at least twice the designed working pressure.

In operation, the oil to be preheated passes through the tubes and the steam, the heating medium, through the shell and surrounds the tubes. The steam line to the heater shall be provided with a pressure gauge, a temperature regulating valve protected with strainer, and around both of which is a by-pass line containing the necessary number of shut-off valves to permit by-pass of the steam around the temperature regulating valve in the event of failure of this valve.

The steam line shall also be provided with a check valve opening toward the heater and closing toward the boiler to prevent passage of any oil back to the boiler through the steam line in the event of failure of a heater tube and the leakage of oil from the oil tubes into the steam space of the heater.

The condensate line carrying the condensed steam from the heater shell shall contain a steam trap with bypass provided with necessary shut-off valves to permit by-passing of the condensate around the trap in case the trap fails to function properly.

After passage through the trap the condensate is discharged to waste. With this arrangement of the condensate line, it will be impossible for this line to carry any oil back to the boiler in case of tube failure since the line is not connected to the boiler in any manner and the condensate is discharged to waste.

The oil channel is provided with two connections, one for oil inlet line from the pump discharge and the other for oil outlet line to the oil burner. In the oil outlet line is installed an oil relief valve as required by Paragraph 7.2.2 of the Oil Burner Rules of the Board of Standards and Appeals and the bulb of the temperature regulating valve which actuates the temperature regulating valve and controls the oil temperature leaving the heater. The oil inlet and outlet lines are also each furnished with a stop valve, locations of which are optional with the installer.

Inspection and Test

Inspection and test of this type of equipment was made at the plant of the applicant at Massillon, Ohio. Present were J. A. Darts, Engineering Division, Committee on Test and R. M. Bent, representing the applicant. The shell was tested to 600 p.s.i. and the tubes to 900 p.s.i.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Griscom-Russell Company G-R Style B Fuel Oil Heater (Fuel Oil Preheater-Steam) when constructed, with piping and valves, as herein described and installed in accordance with this report and the Oil Burner Rules of the Board and connected to the sewer according to law and further that preheater bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 397-50-SA."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

452-50-SA

APPLICANT—Martin Elevator Co., Inc., owner-manufacturer.

SUBJECT—Martin Elevator Co., Inc. Fuse Protector, approval of.

APPEARANCES—
For Applicant: William Martin, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (452-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 452-50-SA November 6, 1950

Subject: Martin Elevator Co. Inc. Fuse Protector, approval of.

Martin Elevator Co. Inc. New York filed June 6, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as the Martin Elevator Co. Inc. Fuse Protector under the provisions of C26-1026.0 Administrative Building Code.

Purpose

This appliance is designed so as to prevent an elevator car from "running away at speeds in excess of contract speeds, but below speeds at which safety would be thrown in, in either direction, if a short circuit or blown fuse occurs.

Description

The device consists of closed metal box which is normally placed on the controller or on the wall near the service switch. This box houses the normally open relay, an electronic tube, resistor and fuses. Also on the panel board is mounted a choke coil and a normally open pilot relay for the elevator control circuit. The relays mentioned above are not voltage or current sensistive relays, but are simply on and off mechanisms.

Operation: If the car is in motion and a power failure occurs due to a short circuit or blown fuse, this appliance will de-energize its operating circuit causing the magnet to open the operating circuit of the elevator thereby causing the brake to function.

Inspection and Test

The wiring and equipment in this unit have been examined and checked by the Committee and were found to comply with the unit tested. A wiring diagram has been placed in a sealed envelope which is locked in the safe of the Board until the patent papers on the unit have been issued, to protect the manufacturer from patent infringement.

Tests were conducted at the Electrical Testing Laboratories, Inc., New York City, September 21, 1950. Present at the test were J. A. Darts, Engineering Division, W. A. Rising, Inspector of Elevators, Department of Housing and Buildings, W. J. Martin, representing the applicant.

The test was made to simulate the conditions encountered on direct current elevator installations during their normal operation, with the car switch in the "on" position, in the event of main line fuse failure or opening of the switch in which case the elevator motor becomes a generator and the resulting counter E.M.F. thus produced tends to prevent the potential switch and other contactors from opening, thereby preventing the immediate application of the elevator brake.

MINUTES

Tests Made:

1. Operational check of unit with various values of counter E.M.F.
2. Operational check of unit with various values of current in counter E.M.F. circuit.
3. Operational check of unit when power line is disconnected.

1) In order to simulate the normal operating conditions, the device was connected to the Edison 240-volt d-c feeder line and through the terminals labeled "controller motor circuit" to a 300-volt, 0.5 kva motor-generator set, the voltage of which was adjustable, and used to simulate the counter emf generated by the motor of an elevator.

2) By adjusting the output voltage of the counter emf generator and varying the line resistance, different values of current, both positive and negative were passed through the counter emf circuit and the results observed..

3) The operation of the unit was noted when the Edison supply was opened and the counter emf generator disconnected.

RESULTS:

1. With the Edison d-c voltage supply maintained at 240 volts the counter emf voltage was varied from 190 to 290 volts in two-volt steps. The right, left and both Edison line fuses were opened to simulate blowing a fuse. In every case the control relay opened with no time lag.

2. The current in the counter emf circuit was varied from 5 amperes positive through zero to 5 amperes in one ampere steps. The right, left, and both Edison line fuses were opened to simulate blowing a fuse. In every case the control relay opened with no time lag.

3. With the unit connected to the Edison supply and the counter emf circuit disconnected, an Edison supply switch located approximately 400 ft. of wiring ahead of the unit was opened. The control relay opened with no time lag.

A complete copy of the test of the Electrical Testing Laboratories, Inc. Rept. No. 338135 is on file and is part of the records.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Martin Elevator Company, Incorporated, Fuse Protector when constructed and installed in accordance with this report and when the wiring and equipment is in conformity with the wiring diagrams contained herein as meeting the requirements of C26-1026.0 Administrative Building Code, only for the part of the entire circuit between the point at which it is connected and the brake magnet,—(It does not protect against grounds, short circuits, or counter voltage between its point of connection in the circuit and the original source of power, whether the source of power be a central power station or other source;)—on condition that each unit bears a label permanently attached reading: "Approved by the Board of Standards and Appeals for Use in New York City under Cal. No. 452-50-SA."

EDWIN W. KLEINERT,
Commissioner.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

479-50-SA

APPLICANT—John Nageldinger and Son, Inc., owner-manufacturer.
SUBJECT—City-Gas and Oxygen Bench Blow Pipe, Model GO-115, approval of.

APPEARANCES—
For Applicant: Louis F. Moss.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (479-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 479-50-SA November 3, 1950
Subject: City Gas and Oxygen Bench Blow Torch—Model GO-115, approval of.

John Nageldinger and Son, Inc., filed June 12, 1950, an application with the Board of Standards and Appeals for approval of the device known as the City Gas and Oxygen Bench Blow Torch Model GO-115 under the provisions of C19-91.0.c Administrative Code.

Purpose

This device is used for silver soldering, brazing and soft soldering in the jewelry trade.

Description

Blow pipe is made of brass and bronze material—with a chrome plated finish. Back part of blow pipe is machined to enable oxygen and gas hoses to be slippered on. The gas valve is always in an open position to allow for a pilot light. The two valves are of the needle type with regular leather packing in the packing box. The handle of the valves are made either with rubber wheels—or Cross' to enable easy usage with one hand. On the center base the oxygen lead is marked "Oxy" and the gas lead marked "G". The pressure used is 10 lbs. through an oxygen regulator and the normal city gas pressure.

Inspection and Test

A model was inspected and tested at 409 East 91st St., New York City. Present at the test were Chief Engineer L. V. Huber and J. A. Darts, Engineering Division and L. F. Moss, representing the applicant. There was no flashbacks during the test.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the City Gas and Oxygen Bench Blow Torch Model GO-115 as meeting the requirements of C-19-91.0.c Administrative Code on condition that each torch have imprinted on the center base a label reading: "APP'VD B.S.&A. #479-50-SA."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

APPEALS FROM ADMINISTRATIVE DECISIONS

242-50-A

APPLICANT—Alfred A. Tearle, for Hallpark Realty, Inc., owner, (The Broadwar Corporation, lessee).
SUBJECT—Appeal from an order and decision of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan.

APPEARANCES—
For Applicant: Alfred A. Tearle.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (242-50-A)

WHEREAS, Alfred A. Tearle, for Hallpark Realty Inc., owner, The Broadwar Corp., lessee, filed March 31, 1950, an appeal from an order and a decision of the fire commissioner and a decision of the borough superintendent, affecting premises 260-263 Broadway and 2-6 Warren street, northwest corner (Block 135, Lot 33), Borough of Manhattan; and

WHEREAS, order number 54178 LF issued by the fire commissioner September 16, 1949, and referred to in a decision of the fire commissioner dated March 20, 1950, reads:

"1. Replace the defective standpipe hose at outlets on Basement, 2nd, 3rd, 4th, 6th, 8th, 9th, 10th and 11th stories with 100 feet of approved unlined linen hose, no single length to exceed 50 feet. Where 75 or 125 feet is required, the additional length of hose shall be not less than 25 feet. Total amount of hose required at each of above outlets to be 125 feet. Ch. 26, Art. 17, Adm. Code.

5. Provide standpipe protection for northwest side of building on each story in accordance with the requirements of Article 17, Chapter 26 of the Administrative Code.

Note: At present the northwest side of building is not protected and the rules prohibit the use of more than 125' of hose at any standpipe outlet."

and

WHEREAS, the decision of the borough superintendent, dated March 9, 1950 as to B.N. Applic. 584-50, reads:

"1. Exit through 1st means of egress to reach 2nd means of egress not acceptable.

2. Sprinklers in corridors not acceptable as this does not comply with exit order #7-49, Subd. 2.

3. Glass not permitted in stair hall doors—new doors to comply with 6.4.1.8.1 B C.

4. Open grille doors not acceptable at elevators.

Note: elevators open into stairs or it is necessary to pass open grilled door to get to stairway."

and

WHEREAS, the applicant states that the building is 12 stories, 148 ft. 6 in. in height, 75 ft. and 7/8 in. by 139 ft. 8¼ in. in area, erected in 1906, of fireproof construction, located in a business use, B area, class 2½ height district, and used and occupied since 1906 as follows: cellar, machine room and store storage—3 persons; 1st floor store—55 persons; 2nd floor, book store, office, kitchen and rest room—15 persons; 3rd to 12th floors—offices—30 persons on the 3rd floor and 35 persons on each of the 4th to 12 stories; that no change in use or occupancy is proposed; that the building is equipped with a standpipe system and approved one source sprinkler system in the cellar; that there is one 3 ft. 6 in. wide steel interior stairs with marble treads enclosed in the partitions of 12 in. brick on 1st to 4th floors, and with 4 in. terra cotta plastered above, equipped with kalamein self closing doors leading from roof bulkhead direct to street; that there are two fire ecapes, one on the Warren street front and one in the north side court, with egress to the main stairs at second floor; that window and door openings on the course of the fire escapes are not fireproof self closing; and

WHEREAS, the applicant contends that the building is a steel skeleton structure with terra cotta arch floor construction throughout; that building was erected in 1906 and conformed to all building and fire laws for use as offices and stores and the use has not been since changed; that the 1st floor is used by Woolworth's as is a part of cellar and 2nd floor; that the cellar, Woolworth's storage, is sprinklered by direct connection to street main and provided with a siamese connection on Warren street; that the office use from the 3rd to 12 floors is generally by the legal profession; that it is proposed to complete the fireproof enclosure of the main stairs from 4th to 12th floors with 4 in. gypsum block, plastered both sides and to install 1½ hour fireproof self closing door to corridor opening and to opening through office off stair enclosure; that the proposed alteration is acceptable to the borough superintendent except that egress from the second means of egress through the first means of egress is not acceptable; that glass is not acceptable in stair hall doors, and the open elevator grille doors are not acceptable; that the only available location for the stair enclosure is the one proposed; that the only offices to exit through the first means of egress are single offices on the 6th and 11th floors; that the proposed 5 sq. ft. wire glass panel in fireproof door from stair to corridor is necessary as a vision panel to avoid accidents; that the open grille elevator doors on all floors, except the 1st, are 3 by 7 ft. for two elevators and 5 ft. wide for the third elevator; that the balance of the shaft enclosure is fireproof; that permission is sought to retain the open grille doors as the danger of fire in this elevator shaft is remote; that it is proposed to install a one source sprinkler system in public corridors from 2nd to 12th floors, to be supplied from house tank by 2½ in. riser, heads to be ½ in. spaced 12 ft. on centers and 6 ft. from ends of corridors; that each corridor on each floor is figured as a separate fire area; that the source of water supply will be 1200 gals. above present 3500 gals. standpipe reserve; that a booster pump will be installed for the 12th floor heads where pressure is now only 5 lbs.; that this sprinkler system is offered in lieu of compliance with Objection 2 issued by the borough superintendent; that it is further proposed to install exit lights and signs over office doors leading to fire escapes and to provide axes for breaking glass door panels to gain access to fire escapes; that the Board is requested to permit the continuance of present 150 ft. of hose (3-50 ft. lengths) at outlets on all floors from 2nd to 12th, as this hose will reach all offices except the northwest wing, where it is proposed to add sufficient 2½ gal. chemical extinguishers; that in view of the non-hazardous occupancy, the proposal to install sprinklers in public corridors, and chemical extinguishers, the Board is requested to waive the requirements of an additional standpipe as required by Item 5 of the fire commissioner's order; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner acting on Order 54178-LF, as to Objection 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be at least 125 ft. of hose at each standpipe outlet and that in addition fire extinguishers as required by the fire commissioner shall be installed in those portions of the corridors on such floors as are not readily reached by the hose and denied as to Objection 1, to comply; and to *modify* the decision of the borough superintendent acting on B.N. Applic. 584-50, *on condition* that the elevated doors throughout shall be equipped with new closure doors meeting the requirements therefor; as to objection 1, that the exit from the court fire escape through the primary means of exit may be continued so long as the fire escape is also maintained on the exterior of the building on the Warren street side and provided that where doors to offices interfere with ready access to such fire escape there shall be installed, at the corridor doors to such spaces, fire axes or such other devices as may be required by the fire commissioner to permit access in the event of fire; and as to Objection 2, that sprinklers shall be installed in all corridors above the 2nd floor as proposed; that such sprinklers may be fed from the existing house supply tank provided the capacity of the tank is not less than 4500 gallons; that such connection to sprinkler system shall be taken above

the 3500 gallon mark; that a booster pump shall be installed on the top floor if required by the fire commissioner; as to Objection 3, that the door separating the stair hall from the corridor on each floor may be glazed with wire glass provided the area of the wire glass does not exceed the area proposed; and *denied* as to Objection 4, to comply by installing new door assemblies, complying with the code requirements, as now proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the sprinkler system in the cellar in connection with the Woolworth occupancy shall be maintained in accordance with the requirements therefor and to the satisfaction of the fire commissisoner; that the fire escapes shall not be included for determining permitted occupancy.

560-50-A

APPLICANT—Henry Feder, for Thorn Estates, Inc., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—84-09 Talbot street, southeast corner of 84th avenue (5th floor); (Block 3357, Lot 12), Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Henry Feder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Absent: Commissioner Kleinert..... 1

THE RESOLUTION (560-50-A)

WHEREAS, Henry Feder, for Thorn Estates, Inc., owner, filed July 14, 1950 an appeal from a decision of the borough superintendent, affecting premises 84-09 Talbot street, southeast corner of 84th avenue (Geneco place); (fifth floor); (Block 3357, Lot 12), Kew Gardens, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated July 6, 1950 acting on amendment to Alt. Applic. 1424-48 reads:

"1. A class 3 residence building is to be divided into areas of 3000 sq. ft. or less by fire walls as required by sec. C26-254.0."

and

WHEREAS, the applicant states that the building is six stories, 60 ft. in height, 228 ft. 9 in. by 140 ft. in area, of class 3 construction, on a lot 228 ft. 9 in. by 158 ft. 10 in. in area, erected in 1928, located in a residence use, B area, class 1½ height district, used and occupied since approximately 1940 as follows: cellar—storage and boiler room; 1st to 6th floors—class A multiple dwelling; and

WHEREAS, Certificate of Occupancy 37324 issued October 15, 1928 upon completion of N.B. 620-27 permits the use of the building throughout as a tenement; and

WHEREAS, a complaint against the owner was dismissed in Municipal Term, Magistrates Court July 18, 1950 without prejudice to filing an appeal with this Board; and

WHEREAS, a violation issued by the Department of Housing and Buildings October 24, 1950 indicates that item 11 was pending against the premises for cutting a door opening in brick wall separating apartment C-51 and C-52 and sealing door opening at foyer between 1st and 2nd rooms from north in apartment C-52 thereby adding an additional room to apartment C-51; and

WHEREAS, the applicant states that this is an application for a variance to permit the construction of a three hour door to take care of an opening in the fire wall between the two apartments in the building in question; that this property was purchased January 1946 at which time there were no violations against the premises; that about 15 years ago the then owner cut a door in the fire wall dividing apartment C-51 and C-52, giving access to an additional room which was taken from apartment C-52 and added to apartment C-51, thus making apartment C-51 a four room apartment and apartment C-52 a two room apartment; and

WHEREAS, the applicant contends that the present tenant in apartment C-51 has lived there about ten to 12 years and found the condition existing; that about one year ago a violation was issued thereon; that permission was requested of the tenant to allow the owner to reinstate the original condition; that the tenant in apartment C-51 refused and the tenant in apartment C-52 was agreeable; that plans were filed to install a fireproof door and buck and allow the tenancy to remain; that the borough superintendent refused to accept this solution; that the matter was taken to court by the borough superintendent and the magistrate suggested that an application be made to the Board for a variance; it is therefore requested that the Board grant a variation of the provisions of C26-254.0 of the Administrative Code to permit the installation of a three hour door and buck in the fire wall on the 5th floor between apartments C-51 and C-52 as indicated on plans filed with this appeal.

Resolved, that the decision of the borough superintendent acting on amendment to Alt. Applic. 1424-48, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

662-50-A

APPLICANT—Samuel A. Hertz, for Libby Gershowitz, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—26 East 3rd street, south side, 135 ft. west of Second avenue (Block 458, Lot 20), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel A. Hertz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative 0

Absent: Commissioner Kleinert..... 1

THE RESOLUTION (662-50-A)

WHEREAS, Samuel A. Hertz, for Libby Gershowitz, owner, filed September 20, 1950 an appeal from a decision of the borough superintendent, affecting premises 26 East 3rd street, south side, 135 ft. west of Second avenue (1st floor); (Block 458, Lot 20), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent dated September 19, 1950 acting on amendment to Alt. Applic. 1521-49 reads:

"2. Due to increase of manufacturing from 5 persons to 9 persons, exits from structure must comply with sec. 270 Labor Law."

and

WHEREAS, the applicant states that the building is 3 stories and basement, 41 ft. in height, 20 ft. by 50 ft. in area at street level, 20 ft. by 40 ft. in area at typical floor, of class 3 construction, erected in 1874, located on a lot 20 ft. by 60 ft. 5 in. in area, in a business use B area, class 1½ height district, used and occupied since approximately 1874 as follows: cellar—boiler room and storage; basement—club—15 persons; 1st floor—furnished rooms, now vacant—6 persons; 2nd floor—one apartment—now vacant; 3rd floor—one apartment—now vacant; proposed to be used and occupied upon completion of the alteration herein proposed as follows: cellar—boiler room and storage—no persons; basement—club—15 persons; 1st floor—manufacturing men's caps—9 persons; 2nd floor—dwelling—1 family; 3rd floor—dwelling—1 family; that the building is provided with one 2 ft. 10 in. wide wood stairs,

enclosed at basement and 1st floor with fire-retarded partitions and on the upper floors with partitions of studs and plaster, equipped at basement and 1st floor with fireproof self-closing one hour test doors and on the upper floors with hardwood doors; that stairhall leads direct to street and is provided with a ladder and scuttle to roof; that it is proposed to erect one fire escape on the front of the building as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the building is now used as a club for 15 persons and as class A and class B apartments and rooms; that it is proposed to remove the existing partition enclosing the class B rooms at the 1st floor level and to convert the 1st floor for use as a factory employing not more than nine persons; that in 1949 the borough superintendent approved this application limiting the number of occupants on the 1st floor to five; that this appeal is for the purpose of increasing the number of persons from 5 to 9; that no other change of use is contemplated; that because of the proposed increase in occupancy, the borough superintendent has requested full compliance with the Labor Law; that the existing conditions will be more than adequate to accommodate four additional persons on the 1st floor; that the window sill levels of the windows on the 1st floor are not more than 7 ft. above the sidewalk grade and in view of these facts, it is requested that the Board grant this appeal; and

WHEREAS, this appeal was adjourned November 21, 1950 to December 5, 1950 to permit the applicant to file revised plans; and

WHEREAS, the applicant has filed revised plans marked "Received November 27, 1950," showing the proposed construction of secondary egress from the rear of the first floor by balcony with fireproof self-closing door leading thereto, extending by stairs to grade of vacant lot of the premises adjoining on the west where egress can be had to the street through a gate in the fence; and

WHEREAS, the applicant has filed with the Board a communication dated October 26, 1950 signed by the Commissioner of the Department of Welfare of the City of New York under whose jurisdiction the vacant lot adjoining the premises on the west is, consenting to the use of such vacant lot for egress from the rear of the building in question provided the owner of the building in question installs and maintains a gate at his own expense in the existing wire fence along the lot line separating the premises.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 1521-49, Obj. 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the number of persons at work for factory as proposed on the 1st floor only, *on condition* the exits are provided as proposed and as indicated on plans marked "Received September 20, 1950" (2 sheets), and the revised plan marked "Received November 27, 1950" (1 sheet); that such work shall be done in accordance with such revised plan marked "Received November 27, 1950," and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

674-50-A

APPLICANT—Gilbert I. Prowler, for James A. Watson, Jr., owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-01 to 12-09 34th avenue, 33-61 to 33-81 12th street, northeast corner, and 33-52 to 33-68 13th street (Block 522, Lots 1, 21 and 29), Long Island City, Borough of Queens.

APPEARANCES—
For Applicant: H. M. Sushan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (674-50-A)

WHEREAS, Gilbert I. Prowler for James A. Watson, Jr., owner, filed September 26, 1950 an appeal from a decision of the borough superintendent affecting premises 12-01 to 12-09 34th avenue and 33-61 to 33-81 12th street, northeast corner, and 33-52 to 33-68 13th street (Block 522, Lots 1, 21 and 29), Long Island City, Borough of Queens; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1950, as to Alt. App. 636-50, reads:

> "1. Footings erected on fill ground has no presumptive bearing value according to Sec. 7.5.2(b) of the Building Code and permission to determine the bearing value of the soil by test is hereby denied"

and

WHEREAS, the applicant states that the building is one story, 18 ft. in height, 196 ft. by 315 ft. in area, of class 4 construction, erected prior to 1942, located on a lot 201 ft. by 823 ft. in area, in a manufacturing use B area, class 1¼ height district, used for manufacturing and storage, with a capacity of 100 persons; proposed to be changed to class 3 construction and used for manufacturing and storage with a capacity of 100 persons; and

WHEREAS, the applicant states that the building was erected prior to July 9, 1942 as indicated by violation of that date ordering the then owner to obtain a certificate of occupancy for an automobile body shop; that the building, which faces on three streets, is constructed of heavy wood girders, wood roof beams, wood columns and frame walls; that the column footings and floor are of portland cement concrete resting on filled ground; that in order to obtain a certificate of occupancy it is necessary to convert the building to a class 3 structure by removing exterior frame walls, erecting new exterior masonry walls and subdividing the area into legal fire areas by erecting fire walls as indicated on plans filed with this appeal; that it is also necessary to furnish the borough superintendent with data indicating the bearing value of the soil for the purpose of determining the adequacy of the footings; that plans filed comply with the requirements as to the new exterior masonry walls and the fire laws, but the borough superintendent has denied permission to make a soil test; and

WHEREAS, the applicant contends that for approximately 10 years this structure has been used for heavy storage of sheet steel creating a pressure of 2½ tons per sq. ft. on the floor, and for the manufacture of auto bodies and heavy trucking, without any apparent settlement taking place; that all columns are plumb, that the plot was filled in with non organic fill from subway excavation about 25 years ago and that the fill varies in depth up to 35 ft. below present grade; that the first 17 ft. of fill was placed in water so that a fill equal to a dredged fill was approximated; that the upper 18 ft. above the water line is compact sand and clay; that the Code does not prohibit the testing of filled ground—it only prohibits the giving of presumptive bearing values; that if the decision of the borough superintendent is upheld and the right of the owner to a soil bearing value test is denied, the owner will suffer an unnecessary financial loss due to the possibility that the soil actually may be able to sustain the load being applied; that title to the premises was taken by the present owner December 28, 1948 for a purchase price of $240,000; and

WHEREAS, under Cal. No. 294-43-A, Vol. I, the Board denied an appeal to permit the building to remain in frame construction, and under Cal. No. 294-43-A, Vol. II, the Board denied an appeal involving the proposal to change the building to class 3 construction and involving the question of soil bearing value; that at the time of the action of the Board under Cal. No. 294-43-A, Vol. II, when it was proposed to change the building to class 3 construc-

tion, the question raised by the borough superintendent was that the building would have an area of 38,600 sq. ft. in class 3 construction contrary to section C26—254.0 of the Administrative Code; that the area as now proposed between fire walls is within the limits permitted by section C26—254.0 of the Administrative Code and consists of three areas between fire walls of 13,990 sq. ft. each fronting on two streets and one each of 16,900 sq. ft. fronting on three streets; and

WHEREAS, there is no section of the Building Code as referred to in the decision of the Borough Superintendent as same was part of section C26-377.0 which was superseded by amended section C26-377.0 effective November 17, 1948.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 636-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that tests shall be made, substantially as proposed and as shown on plan, as to extent of area of the building as indicated on plan marked "Received September 26, 1950" (1 sheet), and as to test locations and soil test loading platform details and record of borings on the premises at points indicated; that such tests shall be as indicated on plans marked "Received December 1, 1950" (3 sheets); that such test shall be conducted in accordance with the requirements of Section C26-378.0 in the presence of the Borough Superintendent for determination as to the bearing capacity of the soil; that upon completion of test and establishment of the bearing capacity of the soil by the Borough Superintendent the footings shall be designed in accordance with the Code requirements therefor.

714-50-A

APPLICANT—Julius S. Rapson, for Bruce D. Macdonald, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—239-11, 239-17 and 239-21 147th avenue, north side, 94.98 ft., 141.65 ft. and 188.32 ft. east of Brookville boulevard (Block 13539, Lots 53, 57 and 58); 239-14 and 239-18 147th avenue, south side, 40.86 ft., and 102.15 ft. west of 240th street (Block 13738, Lots 99 and 101) and 147-04 240th street, southwest corner of 147th avenue (Block 13737, Lot 104), Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Michael Skowron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (714-50-A)

WHEREAS, Julius S. Rapson, for Bruce D. Macdonald, owner, filed October 5, 1950 an appeal from a decision of the borough superintendent, affecting premises 239-14 and 239-18 147th avenue, south side, 40.86 ft. west of 240th street, 147-04 240th street, southwest corner of 147th avenue, and 239-11, 239-17 and 239-21 147th avenue, north side, 94.98 ft. east of Brookville boulevard (Block 13737, Lot 104, Block 13738, Lots 99 and 101, and Block 13539, Lots 55, 57 and 58), Rosedale, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated October 5, 1950 acting on N.B. Applications 6230 to 6235-50 inclusive, reads:

"1. Frame building not permitted within the fire limits; Section 4.12 of Bldg. Code.

2. "Two inch beams contrary to Section 7.1.4 of Bldg. Code."

and

WHEREAS, the applicant states that the premises are located in a retail use, D area, class 1 height district; that the premises will be subdivided into six separate lots, upon each lot there will be erected a 1½ story frame one family dwelling, 24 ft. by 34 ft., 24 ft. by 37 ft., or 24 ft. by 24 ft. in area, set back from 147th avenue building line a distance of 15 ft. and so arranged on their respective lots that no dwelling will be nearer than 4 ft. to an interior lot line or 12 ft. to the next adjoining dwelling on the adjoining lot; that the dwellings will be surfaced on the exterior with asbestos shingles and the roofs will be surfaced with approved asphalt shingles; that for the purpose of architectural treatment, however, the front elevations of some of the dwellings will be surfaced with wood shingles or siding; and

WHEREAS, the applicant contends that the proposed buildings will be in harmony with the other buildings in the neighborhood and will be similar in construction to those permitted by the Board under Cal. 669-49-A on adjacent premises; that it is also proposed to use 2 in. beams and the buildings will comply in all other respects with the requirements of the building code for similar buildings erected outside the fire limits.

Resolved, that the decision of the borough superintendent acting on N.B Applications 6230 to 6235-50, inclusive, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the buildings, garages and occupancies shall comply with all laws, rules and regulations applicable to similar buildings when erected outside of the fire limits and as herein proposed; that the buildings and lots shall be limited in use to an occupancy as permitted in a residential use district.

438-43-A

APPLICANT—Kitzler and Nurick, for Alfonzo Lizzi and Napoleone Sicoli, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition for a term of years).

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner, west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (438-43-A)

WHEREAS, this appeal from decisions of the borough superintendent, affecting premises 820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn was granted by the Board May 31, 1944, on certain conditions; and

WHEREAS, the resolution was amended June 18, 1946; and

WHEREAS, the term of variance was extended December 21, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted May 31, 1944, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *Granted* for a term of two (2) years from the date of this *amended* resolution to permit the premises to

be continued to be occupied as proposed, *on condition* that other than as herein *amended* the provisions of the resolution adopted on May 31, 1944, as *amended* through December 21, 1948, shall be complied with; that the conditions of the resolution adopted under Cal. 436-43-BZ through this day shall be complied with; that a certificate of occupancy shall be obtained (Alt. 1161-43)."

704-49-A

APPLICANT—Sidney Daub, for Drivers Service Company, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—61-75 (73-75 displayed) Wythe avenue and 102-124 North 12th street, southeast corner (Block 2289, Lot 1), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

766-50-A

APPLICANT—Judenfruend, Gelbman and Glick, for Petrob Holding Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—64-66 East 86th street, south side, 164 ft. 5⅓ in. east of Madison avenue (Block 1497, Lot 46), Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Judenfreund.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal withdrawn without prejudice.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

284-50-A

APPLICANT—S. J. Glaberson, for Sarah James, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.
APPEARANCES—
For Applicant: Sam J. Glaberson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950, at 2 P.M. to obtain a new decision in connection with objections 2 and 3 issued December 4, 1950.

578-50-A

APPLICANT—Elias K. Herzog, for Alan A. Schwimmer, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.
APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 12, 1950, at 2 P.M. for inspection by committee of Board.

ZONING APPLICATIONS

1241-25-BZ—Vol. II

APPLICANT—Herman Kron, for New Deal Petroleum Corp., owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry on an existing gasoline selling station.
PREMISES AFFECTED—5248-5258 (5262-5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn.
APPEARANCES—
For Applicant: George Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1
THE RESOLUTION (1241-25-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, to permit, in a business use district the erection and maintenance of a gasoline selling station, affecting premises east side of Utica avenue, 265 ft. 5 in. south of Farragut road, Borough of Brooklyn, was granted by the Board, July 13, 1926, as Vol. I, on certain conditions; and

WHEREAS, this application under section 7c of the zoning resolution, to permit in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station (previously granted by the Board); affecting premises 5248-5258 (5262 to 5272 displayed) Kings Highway, west side, 188.2 ft. south of Farragut road (Block 7969, part of Lot 20), Borough of Brooklyn was granted by the Board December 13, 1949, as Vol. II, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted July 13, 1926, as *amended* on December 13, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that all plans have been approved by the Department of Housing and Buildings, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 3670-48)."

224-38-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, new owner; The Hanover Service Stations, Inc., former owner; Joseph Urgo, licensee and operator.
SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7f of the zoning resolution, for a term of ten years, permitting in a business use district, the erection and maintenance of a gasoline service station.

MINUTES

PREMISES AFFECTED—32-11 to 32-19 Cross Island boulevard and 198-05 to 198-11 33rd avenue, northeast corner (Block 6025, part of lot 36), Bayside, Borough of Queens.

APPEARANCES—
For Applicant: Joseph B. Lynch.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (224-38-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, to permit partly in a business use district the erection and maintenance of a gasoline service station, affecting premises 32-11 to 32-19 Cross Island boulevard and 198-05 to 198-09 33rd avenue, northeast corner (Block 6025, Lot 36), Bayside, Borough of Queens was denied, as Vol. I, June 7, 1938; and

WHEREAS, this application, under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises 32-11 to 32-19 Cross Island boulevard and 198-05 to 198-11 33rd avenue, northeast corner (Block 6025, part of Lot 36), Bayside, Borough of Queens was granted by the Board, November 26, 1940, as Vol. II, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted to the Board as being in substantial compliance with the requirements of the resolution were approved December 17, 1940; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 17, 1940, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *Granted* under section 7f for a term of ten (10) years from the date of this *amended* resolution to permit . . . that other than as herein *amended*, the resolution adopted on December 17, 1940, shall be complied with in all respects; that any signs or other uses not in accordance with the resolution as adopted on December 17, 1940, shall be removed; that a new certificate of occupancy shall be obtained (N.B. 1519-38)."

585-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Marion Connors, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-02 to 109-12 Rockaway Beach boulevard and 201-209 Beach 109th street, northwest corner (Block 653, Lot 12), Rockaway Beach, Borough of Queens.

APPEARANCES—
For Applicant: Gabriel Nathan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete and term of variance extended.

THE VOTE TO REOPEN, EXTEND TERM OF VARIANCE AND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (585-41-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of more than five (5) motor vehicles, for a term of two years, affecting premises 109-02 to 109-12 Rockaway Beach boulevard, 109-01 to 109-07 St. Marks avenue, 201-209 Beach 109th street, west side, between St. Marks avenue and Rockaway Beach boulevard, (Block 653, Lot 12), Rockaway Beach, Borough of Queens, was granted by the Board as Vol. I July 17, 1941, on certain conditions; and

WHEREAS, this application was reopened as Vol. II and the term of variance, which had expired by time limitation was extended June 10, 1947; and

WHEREAS, the term of variance was extended April 5, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance, and an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit . . . that other than as herein *amended*, the resolution adopted on June 10, 1947, as *amended* April 5, 1949 as to the height of the fence and all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution; that a certificate of occupancy shall be obtained (Misc. Applic. 2582-47)."

585-42-BZ—Vol. II

APPLICANT—Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station, and also the erection and maintenance of a building to be used as a laundry and lubritorium.

PREMISES AFFECTED—4091 Hylan boulevard and 293 Nelson avenue, northeast corner (Block 5158, Lot 37), Great Kills, Borough of Richmond.

APPEARANCES—
For Applicant: Nathan H. Gotthoffer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (585-42-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution, permitting in a business use district, the extension in area of an existing gasoline service station and the erection and maintenance of a building to be used as a laundry and lubritorium, affecting premises 4091 Hylan boulevard and 293 Nelson avenue, northeast corner (Block 5158, Lot 37), Great Kills, Borough of Richmond, was granted by the Board as Vol. II, October 9, 1945, on certain conditions; and

WHEREAS, time to obtain permits and complete the work

was extended November 25, 1947, November 30, 1948 and December 6, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 9, 1945, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that plans have been approved by the Borough Superintendent, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 555-42)."

436-43-BZ

APPLICANT—Kitzler and Nurick, for Alfonso Lizzi and Napoleone Sicoli, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the sawing (with motor driven saws), chopping, bagging, storage and sale of wood.

PREMISES AFFECTED—820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner and west side of Euclid avenue, 100 ft. south of Loring avenue and south side of Loring avenue, 40 ft. west of Euclid avenue (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn.

APPEARANCES—
For Applicant: Sidney H. Kitzler.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (436-43-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a residence use district, the sawing (with motor-driven saws), chopping, bagging, storage and sale of wood; premises 820-834 Euclid avenue and 1130-1138 Loring avenue, southwest corner (Block 4505, Lots 1, 7 and 52), Borough of Brooklyn, was granted by the Board May 31, 1944, on certain conditions; and

WHEREAS, the term of variance was extended on July 18, 1946 and December 21, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 21, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* under section 7, subdivision e, for a term of two (2) years from the date of this *amended* resolution, to permit the premises to be occupied as proposed *on condition* . . . that other than as herein *amended,* the resolution adopted May 31, 1944, shall be complied with and a certificate of occupancy shall be obtained (Alt. Applics. 1161-43, 1162-43 and 186-44)."

384-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corp., owner (Cities Service Oil Co., lessee).

SUBJET—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing, retail sales and motor vehicle repair shop.

PREMISES AFFECTED—808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn.

APPEARANCES—
For Applicant: John J. Daly.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and extend time.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (384-48-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station to include lubritorium, car washing, motor vehicle repair shop and retail sales, affecting premises 808-812 Bedford avenue, northwest corner of Park avenue (Block 1886, Lot 80), Borough of Brooklyn was granted by the Board November 23, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 22, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 23, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that plans have been approved and the contract has been awarded and the proposed construction is under way, that all permits shall be obtained and all work completed within (1) year from the date of this *amended* resolution (N.B. 192-48)."

512-48-BZ

APPLICANT—Socony-Vacuum Oil Co., Inc., new owner; Sophie Zipkin, former owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 7A of the zoning resolution, permitting in a restricted retail use district, the erection and maintenance of a motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrances beyond the permitted distance from intersection and with advertising signs nearer to the arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens.

APPEARANCES—
For Applicant: Nathan H. Gotthoffer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

MINUTES

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (512-48-BZ)

WHEREAS, this application under sections 7e, 7i and 7A of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and the parking and storage of more than five motor vehicles, with entrance beyond permitted distance from intersection and with advertising signs nearer to arterial highway than permitted, affecting premises 135-16 to 135-22 Linden boulevard and 114-02 to 114-10 Van Wyck expressway, southwest corner (Block 11661, Lots 7 and 9), Ozone Park, Borough of Queens was granted by the Board December 7, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. Applic. 1454-48)."

308-49-BZ

APPLICANT—George Raymond Euell, for Ervin Goodstein, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use portion of a lot located in a business and unrestricted use district, the addition of a gasoline service station to existing auto laundry.

PREMISES AFFECTED—5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan.

APPEARANCES—
For Applicant: George Raymond Euell.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (308-49-BZ)

WHEREAS, this application under section 7c of the zoning resolution, to permit in the business use portion of a lot located in business and unrestricted use districts, the addition of a gasoline service station to an existing auto laundry, affecting premises 5134-5136 Broadway and 424-428 West 220th street, southeast corner (Block 2215, Lot 807), Borough of Manhattan was granted by the Board December 13, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. Applic. 432-49)."

747-49-BZ

APPLICANT—Charles C. Weinstein, for Greenwich Associates, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition under section 7e of the zoning resolution, permitting in a residence and local retail use district, the maintenance of an existing laundry as a wet wash laundry located in the cellar of a class 3 multiple dwelling.

PREMISES AFFECTED—156-166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183-185 Thompson street (Block 525, Lot 8), Borough of Manhattan.

APPEARANCES—
For Applicant: William Davis.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

THE RESOLUTION (747-49-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in residence and local retail use districts, the maintenance of an existing laundry as a wet wash laundry located in the cellar of a Class 3 multiple dwelling, affecting premises 156 to 166 Bleecker street, extending through to Thompson and Sullivan streets, 185 Sullivan street and 183 to 185 Thompson street (Block 525, Lot 8), Borough of Manhattan was granted by the Board December 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that work has been completed and that additional time is required to obtain a certificate of occupancy, that such certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution (Alt. Applic. 1565-49)."

801-27-BZ—Vol. II

APPLICANT—Henry George Greene, for Solomon N. Petchers, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a gasoline service station, office, sales area, car washing bay, lubritory and parking and storage for more than five motor vehicles (previously granted for garage, not constructed).

PREMISES AFFECTED—East side of Webster avenue, 1250 ft. north of East 204th street (Block 3357, Lots 69, 70 and 80), Borough of The Bronx.

APPEARANCES—
For Applicant: Henry George Greene.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

MINUTES

608-40-BZ—Vol. II

APPLICANT—Sohn and Weston, for Garon Realty Corp., owner (The Great Atlantic and Pacific Tea Co., lessee).

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in business and residence use districts, the open parking of motor vehicles for shoppers' cars, no fee to be charged (previously denied for parking and storage of more than five motor vehicles).

PREMISES AFFECTED—47-35 41st street, east side, 125.43 ft. north of Greenpoint avenue (Block 196, Lots 7 and part of 42), Sunnyside, Borough of Queens.

APPEARANCES—
For Applicant: Martyn N. Weston and Harry Rudolph.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

293-48-BZ—Vol. III

APPLICANT—Hazeltine Electronics Corp., owner.

SUBJECT—Application for consideration—reopening and consideration of extension of uses—re Application (decision of the borough superintendent) previously granted on condition under sections 7c, 7e and 21 of the zoning resolution, permitting in a residence use district, the erection of an additional accessory building to be used as a radar tower for a term of fifteen years (original building previously granted by the Board with accessory parking).

PREMISES AFFECTED—60-15 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck, Borough of Queens.

APPEARANCES—
For Applicant: Jennings B. Dow and Carl DiMartino.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the usual procedure to consider extension of uses.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Kleinert..... 1

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description, the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 provides as follows as to appeals:

LAWS OF NEW YORK—By Authority
CHAPTER 508 OF 1948

§ 310. **Board of appeals.** 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

(1) Height and bulk;

(2) Required open spaces;

(3) Minimum dimensions of yards or courts; or

(4) Means of egress.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

(1) Required open spaces; or

(2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.

Copies of the Electrical Code of the City of New York, Pocket Edition—344 pages, are now on sale at the Distribution Division of the City Record Office, Room 2213, Municipal Building, Manhattan, N. Y. 7. Price 75 cents; by mail 85 cents.

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BULLETIN
OF THE
BOARD OF STANDARDS AND APPEALS
CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.
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DIRECTORY
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.
Address all communications to the Chairman

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(Remaining minutes will be printed in the Bulletin of December 26, 1950.)

PUBLIC HEARINGS

Tuesday at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to December 12, 1950.

Cal. No. *Dept.* *Premises Affected.*

886-50-A—H.B.Q.—34-45 69th street, east side, 103.72 ft. north of 35th avenue (2nd floor); (Block 1256, Lot 42), Jackson Heights, Borough of Queens, N.B. 9588-50.

887-50-BZ—H.B.Q.—59-14 to 59-22 Grand avenue and 59-13 to 59-17 58th road, southeast corner (Block 2697, Lots 1 and 2), Maspeth, Borough of Queens, Alt. 1040-50.

888-50-SA—Automatic Protectowire Transmitter, Type 601; Automatic Fire Alarm Transmitter, Type 600; Impulse Annunciator, Type AN-500; Type TR-50L; Class One Break Glass Station, Type MA-501; Trouble Buzzer, Type ATV-B; Trouble Buzzer-DTV-B; Reeve Rectifier (12 Volts), Type RE-502; Reeve Rectifier (24 Volts), RE-602; Storage Battery Unit (12 Volts), Type BZ-503; Storage Battery Unit (24 Volts), Type BZ-603; Transmitter, Type TR-50C and Transmitter, Type TR-50CL, manufactured by Automatic Fire Alarm Company, Appliance.

889-50-BZ—H.B.Bx.—1444 Rosedale avenue, east side, 75.10 ft. south of Merrill street and northeast corner of Cross Bronx expressway (Block 3896, Lot 46), Borough of The Bronx, Alt. 550-50.

890-50-BZ—H.B.B.—6039-6043 Flatlands avenue and 729-737 Paerdagat avenue, northeast corner (Block 7995, Lot 9), Borough of Brooklyn, N.B. 1813-50.

891-50-A—F.D.—38-01 to 38-09 Beach Channel drive, southwest corner of Beach 38th street (Block 362, Lot 30), Edgemere, Borough of Queens, Decision re 24486-LC.

892-50-BZ—H.B.Q.—197-08, 197-10, 197-12 Hillside avenue, southeast corner of 197th street (Block 10472, Lot 1), Hollis, Borough of Queens, Alt. 2547-50.

893-50-A—H.B.M.—1161-1163 2nd avenue and 257 East 61st street, northwest corner (Block 1416, Lots 21 and 22), Borough of Manhattan, Alt. 1983-50.

894-50-SM—King Gage (for use on liquid storage tanks to indicate contents), manufactured by King Gage Company, Material.

895-50-SA—Calco-Meter Gasoline Dispensing Pumps, Models 996SV, 994SV, 992SV, 996A, 994A, 992A, 996SVA, 994SVA and 992SVA, manufactured by Gilbert and Barker Mfg. Co., Appliance.

896-50-SM—Pioneer Fireproof Door Corp., 1½ and 3 hour test hollow metal door assembly, manufactured by Pioneer Fireproof Door Corp., Material.

897-50-SA—Florence Pot Type Oil Burning Circulating Heater, Model KC-42A, manufactured by Florence Stove Co., Appliance.

898-50-SA—Florence Pot Type Oil Burning Circulating Heater, Model KC-72A, manufactured by Florence Stove Co., Appliance.

899-50-BZ—H.B.Q.—162-02 to 162-12 89th avenue and 89-05 162nd street, southeast corner (Block 9761, Lot 42), Jamaica, Borough of Queens, Alt. 2623-50.

900-50-SA—Asbestospray (acoustical and thermal insulation-fireproofing of steel floors and beams), manufactured by Asbestospray Corp., Appliance.

901-50-BZ—H.B.Q.—485 to 489 Beach 20th street, west side, 450 ft. south of New Haven avenue (Block 249, Lot 50), Arverne, Borough of Queens, N.B. 8925-50.

902-50-A—F.D.—Foot of Victory boulevard, Pier 2, Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond, Decision.

903-50-BZ—H.B.B.—617-633 Brooklyn avenue, southeast corner of Fenimore street (Block 3816, Lot 6), Borough of Brooklyn, Alt. 3613-50.

904-50-BZ—H.B.M.—116 East 88th street, south side, 142 ft. 2¾ in. west of Lexington avenue (Block 1516, Lot 62), Borough of Manhattan, Amendment to Alt. 1730-50.

905-50-A—H.B.M.—231-233 East 43rd street, north side, 121 ft. 1 in. east of 2nd avenue (5th floor); (Block 1317, Lot 19), Borough of Manhattan, Alt. 2182-50.

906-50-BZ—H.B.B.—8101-8111 3rd avenue and 302-312 81st street, southeast corner (Block 5997, Lots 7 and 11), Borough of Brooklyn, N.B. 1859-50.

907-50-SA—Bendix Automatic Washer, Models C-411 and B-212, manufactured by Bendix Home Appliances, Inc., Appliance.

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529-44-A—F.D.—208-20 Cross Island parkway, south side, 300 ft. east of Roe place (basement and 1st floor); (Block 5844, Lot 1), Bayside, Borough of Queens, 97341-LC.

407-48-SM—Vol. III—Lelite All Purpose Structural Concrete Aggregate (previously approved re Lelite General Purpose Aggregate for exterior and interior use), manufactured by Lelite Material Co., Material.

491-31-SA—Vol. IV—Perfection Oil Burning Heater, Models 3171, 3170, 3157, 3156, 3154 and 3150 (previously approved re Models 3168, 3155, 3140 and 2250), manufactured by Perfection Stove Co., Appliance.

746-38-SA—Bennett Pumps for Fuel Oil, Models 588, 588D, 589 and 589D (previously approved re Models 746, 747, 756, 757, 780, 788, 789, 746D, 747D, 756D, 757D, 788D, 789D) and Models 766 and 767, manufactured by Service Station Equipment Co., Appliance.

1223-40-BZ—Vol. II—H.B.B.—1703-1731 McDonald avenue and 288-298 Avenue O, southeast corner (Block 6608, Lot 1), Borough of Brooklyn, N.B. 1410-50.

CALENDAR

695-49-BZ—Vol. II—H.B.Bx.—298-306 East 140th street, south side, 104.3 ft. east of 3rd avenue (Block 2314, Lot 58), Borough of The Bronx, N.B. 1126-48.

65-48-BZ—Vol. II—H.B.B.—790-816 Coney Island avenue, west side, 260 ft. 8⅜ in. south of Cortelyou road (Block 5393, Lots 21, 25, 27 and 93), Borough of Brooklyn, Alt. 3768-50.

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Carbon Dioxide Liquefier, Rules .... Mar.	18, 1947—Vol. 32, No. 11
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Concrete Flat Slabs, Rules ..... July	13, 1937—Vol. 22, No. 28
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Concrete Rules (Hydrated Lime) ... Aug.	3, 1937—Vol. 22, No. 31
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... Dec.	28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors) ..... June	15, 1937—Vol. 22, No. 24
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Fire Retarding Rules for Garages, etc. ..... July	18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of ..... Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for ..... Jan.	21, 1919—Vol. 4, No. 3
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Gas Shut-Off Rules ..... Apr.	7, 1925—Vol. 10, No. 14
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Insulating Fibre Board Rules ..... Dec.	31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems ... Feb.	11, 1947—Vol. 32, No. 6
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Opening Protective Assemblies, Rules for Inspection of	
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings ..... Dec.	5, 1950—Vol. 35, No. 49
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	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19 .... Jan.	24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

DECEMBER 19, 1950, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, December* 19, 1950, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

116-44-BZ—Reopened February 17, 1948 as Volume III—Application, January 26, 1948, under section 7i of the zoning resolution of Herman Kron and Son, applicants, on behalf of Bessie Deutch and Sol Deutch, owners, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom; premises 337-339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

443-49-A—337-339 Roebling street and 264 Havemeyer street; east side Roebling street, 61 ft. north of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

789-49-BZ—Application, September 19, 1950, under sections 7f and 7i of the zoning resolution, of Irrera and Luongo, applicants, on behalf of Claraben Realty Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied); premises 2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Georgia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, auto-washing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

596-45-BZ—Reopened October 24, 1950 as Volume II—Application, August 30, 1950, under sections 7e and 21 of the zoning resolution, of Siegel and Green, applicants, on behalf of Hyman Friedman, Incorporated, owner, to permit in a residence use D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area; premises Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

562-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution, of John J. Tricarico and Edward Manasse, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district the erection and maintenance of a building, using more than the area permitted; premises 5515-5523 8th avenue and 801-809 56th street, northeast corner, (Block 5679, Lot 1), Borough of Brooklyn.

CALENDAR

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

337-50-BZ—Application, April 19, 1950, under sections 7e and 7f of the zoning resolution, of William H. Altman, applicant, on behalf of Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station; premises 9211 Avenue "L" and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

338-50-A—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.

120-35-BZ—Reopened April 18, 1950 as Volume II—Application, March 13, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Estate of Andon E. Andon, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district); premises 63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; premises 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

369-50-BZ—Application, May 19, 1950, under sections 7c and 7e of the zoning resolution, of Lehman and Fitzsimons, applicants, on behalf of Alfred F. and Loretta Benson, owners, to permit in a residence use district the extension to existing workshop for repairing of truck bodies; premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

571-50-BZ—Application, July 27, 1950, under sections 7c, 21 and 7e of the zoning resolution, of William R. Shirley, applicant, on behalf of Safeway Stores, Inc., owner, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted; premises 205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

564-50-BZ—Applications, July 24, 1950, under section 21 of the zoning resolution of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5, 6), Borough of Brooklyn.

620-50-BZ—Application, August 7, 1950, under section 7h of the zoning resolution of Robert Gottlieb, applicant, on behalf of Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45, 48), Borough of The Bronx.

163-50-BZ—Application, February 20, 1950, under section 7e of the zoning resolution, of Alfred Gross, applicant, on behalf of Permanent Land #12 Corporation, owner (Glen Oaks Village #12, Inc., lessee), to permit in a residence use district, the erection of a garage for five snow removal trucks, for a term of years; premises 70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens.

164-50-A—70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (first floor, Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens (Application pursuant to Sec. 36 of the General City Laws to permit the erection of a building not fronting on a mapped street).

315-50-BZ—Application, April 26, 1950, under section 21 of the zoning resolution, of A. J. Daidone, applicant, on behalf of Department of Public Works, City of New York, owner, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted; 2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

331-32-BZ—Reopened October 10, 1950 as Volume III—Application, September 20, 1950, under sections 7e and 7f, of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Company, owner, to permit in a local retail and business use district, the extension of the accessory building on an existing gasoline service station, and the installation of an additional dispensing pump and curb; and to consider the extension of time and term of variance (expired November 13, 1950); premises 2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Co., Inc, lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

16-49-BZ—Application reopened November 28, 1950 for consideration as to amendment of resolution—re Application, previously granted on condition under sections 7h and 21 of the zoning resolution, of James Pasta, applicant, on behalf of Permanent Land #12 Corp., owner, permitting in a residence use, F area district, the erection of more than one building on a lot, without the required rear and side yards and without required setbacks and

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the parking of more than five motor vehicles on unbuilt portions of lot; premises Northeast corner of Little Neck parkway and 260th street and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Creedmore, Borough of Queens.

823-49-BZ—Application, November 29, 1949, under sections 7f, 7h and 7e of the zoning resolution of Henry George Greene, applicant, on behalf of Flygo Holding Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto-laundry, sales room and office, and the parking and storage of more than five motor vehicles; premises 1-11 Van Sicklen street, 2-10 Lake street and south side of Kings Highway from Lake street to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

635-50-BZ—Application, September 9, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Murjac Estates, Incorporated, owner, to permit in the retail use district portion of site, the erection and maintenance of a gasoline service station, auto washing, lubrication, accessory sales and office, for a term of fifteen years; premises 247-23 to 247-39 Jamaica avenue and 249-25 to 249-31 91st avenue, northeast corner (Block 8662, Lot 50), Bellerose, Borough of Queens.

695-50-BZ—Application, August 17, 1950, under sections 21 and 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of S. A. Morrison, owner (Kingsbury Clothes, lessee), to permit in a business use, C area district, the erection and maintenance of an extension to existing building fronting on East New York avenue using more than the area permitted, and permitting the building fronting on Pitkin avenue to be maintained, exceeding the permitted area and as one lot a court must be provided on each side lot line above first stair level, and each court must be located along the angle bi-sector of the angle formed by the intersection of East New York avenue and Pitkin avenue so as to provide proper block ventilation; and to permit more than one building on a lot; premises 1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

710-50-BZ—Application, September 26, 1950, under section 7c of the zoning resolution of Charles Abrahams, applicant, on behalf of Timothy J. Keyes, owner, to permit in a residence use, C area district, the change in occupancy of existing two car accessory garage, to store and to extend existing real estate office area, premises 232 East 31st street and 3017 Beverly road, northwest corner (Block 4915, Lot 35), Borough of Brooklyn.

724-50-BZ—Application, October 17, 1950, under section 7c and 21 of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Anthony LaMura, owner, to permit in a residence use, A area district, the erection and maintenance of a garage using more than the permitted area; premises 2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx.

729-50-BZ—Application, October 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Henry Bender, owner, to permit in a business use district, the reconstruction and extension of existing gasoline service station to include auto washing, lubritorium, sale of accessories and office; premises 14-08 to 14-14 36th avenue and 36-02 to 36-10 21st street, southwest corner (Block 349, Lot 16), Long Island City, Borough of Queens.

839-50-BZ—Application, November 22, 1950, under sections 7c and 21 of the zoning resolution, of Albert J. Courtney, applicant, on behalf of Centaur Realty Company, owner, to permit in the business use portion of a lot located in a business and unrestricted use district, more than the permitted coverage of total floor area for manufacturing; premises 153-161 East 24th street, north side and 150-158 East 25th street, south side, 84 ft. west of 3rd avenue (Block 880, Lot 37), Borough of Manhattan.

731-50-BZ—Application, October 19, 1950, under section 21 of the zoning resolution of Siegel and Green, applicants, on behalf of Marion L. Katz, owner, to permit in a local retail C area district, the erection and maintenance of a commercial building (stores), using more than the permitted area; premises 176-178 Avenue of the Americas, east side, 114 ft. 2 in. north of Spring street (Block 504, Lots 5 and 6), Borough of Manhattan.

520-50-A—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building No. 58); (Block 725, Lot 1), Borough of Brooklyn.

696-50-A—1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

DECEMBER 19, 1950, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, December* 19, 1950, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

850-46-SM—Selectrol Engineering Company Fill Pipe Terminal.

62-33-SA—Florence Oil Heater, Models KC-9, GC-6, GC-7, GS-27, CH-28, CH-29, CH-27, RH-7 and RH-9; (reopened October 4, 1949 re amendment of resolution as to change of model numbers).

230-50-SA—Columbia Oil Burner Models CST, CMH, and CSH.

501-50-SM—Dualseal fill-pipe Terminal for Fuel Oil and Gasoline.

449-40-SA—Reznor and Carrier Gas Heaters (reopened July 13, 1948 re amendment of resolution to include additional sizes and models); (re amendment of resolution to include new line of heaters).

741-50-SA—Federal Non-Clog Sewage Pump—Models VSA and CSY.

553-50-SM—Dobbi Ranch Brick.

982-41-SM—Naisco Three-Hour Rolling Steel Door (re amendment of resolution as to change of guides widths).

92-50-SA—Amco Gasoline Dispensing Pump—Models 902, 903, 904, 905, 906 and 907.

372-50-SM—United States Gypsum Company Quietone, Slotted Auditone, Perforated Auditone Fire Retarded with U.S.G.-F.

349-50-SM—United States Gypsum Company Fire Retardant Weather Wood Insulating Tile, Plank and Building Board (Fire Retarded with USG Fire Retardant).

545-50-SM—Amweld Steel Door—1⅜ in. Flush Steel Door and Frame.

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1023-48-SM—American Steel Door, 1¾ in. Flush Steel Door and Frame (re amendment of resolution so as to permit the use of additional lock sets as alternates).

320-50-SA—Ansul Model 350-A (300 lb. capacity) Dry Chemical Fire Extinguisher.

319-50-SA—Ansul Model 30-B (30 lb. capacity) Dry Chemical Fire Extinguisher.

318-50-SA—Ansul Model 20-B (20 lb. capacity) Dry Chemical Fire Extinguisher.

322-50-SA—Ansul Model 350-S (300 lb. capacity) Dry Chemical Fire Extinguisher.

324-50-SA—Ansul Model 150-A (150 lb. capacity) Dry Chemical Fire Extinguisher.

323-50-SA—Ansul Model 4 (4 lb. capacity) Dry Chemical Fire Extinguisher.

321-50-SA—Ansul Model 150-S (150 lb. capacity) Dry Chemical Fire Extinguisher.

556-49-SA—Wilmot Castle Company Pressure Water Sterilizers.

557-49-SA—Wilmot Castle Direct Water Filling Steam Generator for Dressing Sterilizer.

465-48-SM—Kaylo Precast and Reinforced Short Span Insulating Roof Tile (re amendment of resolution as to change of steel reinforcement).

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

845-49-A—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

848-49-A—1217-1221 Madison avenue, southeast corner of East 88th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan (reopened—restored to calendar October 17, 1950).

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

747-50-A—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

672-50-A — 2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

631-50-A—1114 Madison avenue, west side, from north side of East 82nd street to south side of East 83rd street, 21 East 82nd street and 28-30 East 83rd street (Block 1494, Lot 15), Borough of Manhattan.

737-50-A—1555 Walton avenue, west side, 175.33 ft. south of East Mount Eden avenue (Block 2845, Lot 48), Borough of The Bronx.

607-50-A—25-27 West 26th street, north side, 375 ft. east of Avenue of the Americas (Block 828, Lots 17 and 18), Borough of Manhattan.

807-50-A—63-65 East 52nd street, north side, 205 ft. 3 in. east of Madison avenue (4th floor of 63); (Block 1288, Lots 128 and 129), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo, applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.

606-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

630-50-A—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

319-33-BZ—Reopened July 25, 1950 as Volume II—Application, July 6, 1950, under sections 7e and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Ralph J. Herman, Dorothy P. Herman, Edward L. Herman and Helen Herman, owners, to permit in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor repairs incidental to new car service, to an existing gasoline service station (previously granted by the Board) without the required rear yard; premises 234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

173-44-BZ—Application reopened November 28, 1950 for consideration as to extension of term of variance—re Application, previously granted on condition under section 7e of the zoning resolution, of William A. Lacerenza, applicant on behalf of Antonetta Trupiano, owner (Ralph DeLuca, lessee), permitting in a business use dis-

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trict, the conversion of occupancy of an existing building from light storage to a junk shop, for a term of two years; premises 127-129 Kingsland avenue, west side, 125 ft. north of Herbert street (Block 2829, Lot 27), Borough of Brooklyn.

8-48-BZ—Reopened November 28, 1950 as Volume II—Application, November 14, 1950, under section 7c of the zoning resolution of Ludwig P. Bono, on behalf of R. C. and T. Corporation, owner, to permit in a business and unrestricted use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 336-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lots 32 and 35), Borough of Manhattan.

608-39-BZ—Reopened October 3, 1950 as Volume II—Application, August 18, 1950, under section 7c of the zoning resolution of Kenneth W. Milnes, applicant, on behalf of Philip Beyer, owner, to permit an existing four-car garage located in the local retail use, D area district portion of the lot to be extended into the residence use, D area district portion of lot, to be used for more than five motor vehicles, and without the required rear yard; premises 767 Forest avenue, north side, 360 ft. east of Broadway (Block 183, Lots 68 and 70), West New Brighton, Borough of Richmond.

516-46-BZ—Reopened November 21, 1950 as Volume II—Application, October 30, 1950, under section 7i of the zoning resolution of Paul Friedman, applicant, on behalf of Carbetty Realty Co., Inc., owner (Prospect Motors, lessee), to permit in a business use district, the erection and maintenance of an extension to an existing automobile showroom to be used as a parts department, motor vehicle repair shop incidental to authorized Chrsyler dealer, and to permit upon the un-built upon portion of plot the outdoor sale and display of more than five motor vehicles; premises 521-539 4th avenue, south side, from 14th to 15th street, 194-202 14th street and 149-155 15th street (Block 1041, Lots 1 and 4), Borough of Brooklyn.

620-49-BZ—Application, August 3, 1949, under section 7c of the zoning resolution of Joseph Lau, applicant, on behalf of Joe Allen Garage, Inc., owner, to permit in a business and unrestricted use of district the change in occupancy of cellar and sub cellar of existing garage for more than five motor vehicles from ordinary storage to garage for more than five motor vehicles; premises 59-63 Allen street, west side, 75 ft. 1 in. south of Grand street, and 88 Eldridge street (sub cellar and cellar); Block 307, Lot 24), Borough of Manhattan.

113-50-BZ—Application, February 6, 1950, under section 7e of the zoning resolution of Richard B. Thomas, applicant, on behalf of Estate of M. Sylvester (Marie Sylvester, Executrix), owner, to permit in a residence use district, the addition of a store in the cellar of existing class "A" multiple dwelling; premises 39½ Washington Square South (West 4th street), southwest corner of Macdougal street (Block 543, Lot 52), Borough of Manhattan.

668-50-BZ—Application, September 19, 1950, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Faytess Realty Corporation, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 2769 West 36th street, east side, 210 ft. north of Neptune avenue (Block 6979, Lot 55), Borough of Brooklyn.

691-50-BZ—Application, October 3, 1950, under sections 7c, 7h and 21 of the zoning resolution of Maurice G. Uslan, applicant, on behalf of 188th Realty Corporation, owner, to permit in a residence and retail use, D and E area district, the erection and maintenance of a building to be used as stores and bowling alleys, without the required rear yard, and to permit the parking of patrons motor vehicles on unbuilt portion of lot; premises 1656 Richmond road and 9 Buel avenue, northeast corner (Block 3530, Lot 50), Dongan Hills, Borough of Richmond.

849-50-BZ—Application, November 21, 1950, under section 7d of the zoning resolution of Lama, Proskauer and Prober, on behalf of Queens County Savings Bank, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a bank and public library; premises 75-44 Main street and 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens.

850-50-A—Application pursuant to Section 35 of the General City Law re bed of mapped street; premises 75-44 Main street and 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 9, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 9, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

763-50-A—77 East 121st street, north side, 20 ft. west of Park avenue (Block 1747, Lot 55), Borough of Manhattan.

804-50-A—109-115 West 26th street, north side, 150 ft. west of Avenue of the Americas (5th, 6th, 8th and 9th floors); (Block 802, Lot 31), Borough of Manhattan.

859-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of a building in the bed of a mapped street (18th street); premises Foot of 18th street, north side, 400 ft. west of 3rd avenue (Block 625, Lot 70), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets; 61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

196-35-BZ—Reopened October 24, 1950 as Volume II—Application, August 25, 1950, under sections 7c and 7i of the zoning resolution of Morton S. Cahn, applicant, on behalf of Dominick Mustello, owner, to permit in a business and unrestricted use district, the reconstruction and

extension of existing gasoline service station to include lubritorium, auto washing, storage and sale of accesories, motor vehicle repairs and office; premises 40-13 Astoria boulevard north (23rd drive) and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

616-50-BZ—Application, August 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mary Cadden, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Barnes avenue and Astor avenue (Block 4354, Lots 7 and 8), Borough of The Bronx.

626-50-BZ—Application, August 23, 1950, under section 7h of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Mary Maroon, owner, to permit in a residence use district, the parking and storage of motor vehicles for a temporary period; premises 358 West 53rd street, south side, 150 ft. east of Ninth avenue (Block 1043, Lot 58), Borough of Manhattan.

688-50-BZ—Application, October 3, 1950, under sections 7f and 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Samuel Hyman, owner (Seymour Hyman, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office; and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of ten years; premises 3749 Third avenue, west side, 106.26 ft. north of St. Pauls Place (Block 2911, Lot 68), Borough of The Bronx.

768-50-BZ—Application, October 19, 1950, under section 7e of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Bernard Haussman, owner, to permit in a business use district, the proposed manufacturing on 2nd and 3rd floors in excess of the area of the lot; premises 1805 Church avenue, north side, 25 ft. 6¼ inches east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

215-50-BZ—Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

1174-38-BZ—Reopened October 24, 1950 as Volume II—Application, September 21, 1950, under section 7h of the zoning resolution of Robert Teichman, applicant, on behalf of Fifth Avenue Kinney, Incorporated, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan.

463-50-BZ—Application, June 26, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Patrick Filomio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, for a term of fifteen years; premises 3217 Boston road, northeast corner of Laconia avenue (Block 4614, Lot 22), Borough of The Bronx.

566-50-BZ—Application, July 25, 1950, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 8102-8112 3rd avenue and 274-284 81st street, southwest corner (Block 5996, Lot 39), Borough of Brooklyn.

453-20-BZ—Reopened September 26, 1950 as Volume II—Application, August 7, 1950, under section 7c of the zoning resolution of Earl I. Gallant, applicant, on behalf of Philip Tarter and Leon Igel, owners (Stratford Garage, Inc., lessee), to permit in a business use district, the proposed change of penthouse and extension of same, as a new 4th story to be used as storage garage for more than five cars, with school and park within 200 ft. of proposed extended garage (previously acted upon by the Board); premises 323-355 West 96th street, north side, 50 ft. 6 in. east of Riverside drive (Block 1887, Lot 3), Borough of Manhattan.

438-29-BZ—Reopened September 12, 1950 as Volume II—Application, June 29, 1950, under sections 7f, 7i of the zoning resolution of Charles M. Spindler, applicant, on behalf of Seymour Spindler, owner, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, sale of accessories, and motor vehicle repairs, for a term of fifteen

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years; premises 406-418 Remsen avenue and 958-966 Lenox road, southwest corner (Block 4663, Lot 4), Borough of Brooklyn.

141-50-BZ—Application, February 14, 1950, under section 7h of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Dale Holding Company, owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 24-32 44th street, west side, 325 ft. north of 25th avenue and 24-11 43rd street (Block 689, Lot 15), Astoria, Borough of Queens.

519-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Henry Nordheim, on behalf of Vincent DiMaggio, owner, to permit in a residence use district, the erection and maintenance of a business building (store); premises 1242 White Plains road, east side, 380 ft. north of Gleason avenue (Block 3768, Lot 17), Borough of The Bronx.

659-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution of Kitzler and Nurick, on behalf of Harry Goldstein, owner, to permit in a business use district, the erection and maintenance of a lumber yard and saw mill; premises 251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens.

682-50-BZ—Application, September 28, 1950, under sections 7c and 7h of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Colshor Realty Corporation, owner, to permit in a residence and unrestricted use district, the parking of motor vehicles waiting to be serviced in conjunction with existing storage garage and motor vehicle repair shop; premises 846-852 Atlantic avenue, south side, 70 ft. east of Vanderbilt avenue and 853-857 Pacific street, north side, 95 ft. east of Vanderbilt avenue (Block 1122, Lots 5, 7, and 68), Borough of Brooklyn.

794-50-BZ—Application, November 3, 1950, under section 7h of the zoning resolution, or Samuel Rosenblum, applicant, on behalf of Gardel Enterprises, Inc., owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 333-335 West 17th street, north side, 374 ft. west of Eighth avenue (Block 741, Lots 17 and 18), Borough of Manhattan.

853-50-BZ—Application, November 24, 1950, under sections 7f, 7i, 21 of the zoning resolution of R. H. Macy and Co., Inc., on behalf of R. H. Macy & Co., Inc. (Lot 28) and Mary Eugenia Van Wyck (Lots 6, 7, 13-14), owners —(New York Telephone Co., lessee); to permit in a business use, C area district, the extension of existing public garage using more than the area permitted, to be used as a storage garage and motor vehicle repair shop; premises 23-35 East 29th street (29 displayed), east side, 100 ft. north of Tilden avenue and 1560-1590 Nostrand avenue, southwest corner of Albemarle road (Block 5131, Lots 6, 7, 13, 14 and 28), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 16, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

722-50-A—710 Courtlandt avenue, east side, 50 ft. south of East 155th street (Block 2401, Lot 6), Borough of The Bronx.

776-50-A—301 West 90th street and 621 West End avenue, northwest corner (new partial 6th floor); (Block 1251, Lot 18), Borough of Manhattan.

735-50-A—Application filed pursuant to Section 36 of the General City Law to permit the erection of a building not fronting on a mapped street; premises 180-44 Liberty avenue, south side, 528 ft. west of Dunkirk street (Block 10343, part of Lot 40), Jamaica, Borough of Queens.

770-50-A—141-67 73rd terrace and 73-16 Vleigh place, northwest corner (Block 6624, Lot 31), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 23, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e of the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

660-50-BZ—Application, September 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, on behalf of William Saloy and A. B. Gifford, owners, to permit in a retail and residence use district, the reconstruction of existing gasoline service station, autowashing, sale of auto accessories and office; premises 157-02 to 157-10 Rockaway boulevard and 144-01 to 144-11 157th street, southeast corner (Block 4276, Lot 1), Springfield, Borough of Queens.

723-50-BZ—Application, October 13, 1950, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of John Albergo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 173 to 177 Palmetto street, west side, 150 ft. north of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.

835-49-BZ—Application, November 18, 1949, under section 7c of the zoning resolution, of James E. Doherty, Jr., applicant of Louis Verratti, owner, to permit in a residence use district, the extension of existing business building (restaurant); premises 165-01 to 165-17 Baisley boulevard, and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

836-49-A—165-01 to 167-17 Baisley boulevard, 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens (an application pursuant to Sec. 35 of the General City Law re bed of mapped street).

835-50-A—86-02 to 86-06, 86-16 to 86-20 and 86-26 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Buildings E to

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K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Buildings L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens.

1059-27-BZ—Reopened October 3, 1950 as Volume II— Application, August 17, 1950, under sections 7f and 7i of the zoning resolution, of Mac L. Reiser, applicant, on behalf of Brooklyn Triangle, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, and lubritorium; premises 6702-6724 New Utrecht, northwest corner of 68th street (Ovington avenue) and 67-03 to 67-25 15th avenue, northeast corner of 68th street (Ovington avenue); (Block 5565, Lot 1), Borough of Brooklyn.

615-50-BZ—Application, August 3, 1950, under sections 7e and 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Peter Martinen, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office for a term of fifteen years; premises 130-01 to 130-13 North Conduit avenue and 135-35 to 135-45 130th street, northeast corner (Block 11864, Lot 13), South Ozone Park, Borough of Queens.

636-50-BZ—Application, September 8, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mathew M. Balmuth, Charles I. Minkoff, Alexander Lewis, owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, sale of accessories and office for a term of fifteen years; premises 240-11 to 240-19 Hillside avenue, 83-51 to 83-59 240th street, 83-52 to 83-60 241st street, northwest corner (Block 7908, Lot 1), Bellerose, Borough of Queens.

667-50-BZ—Application, September 21, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of C.R.T. Holding Corporation, owner, to permit in a business use district, the change of occupancy to include gasoline service station, and sale of auto accessories in addition to existing auto laundry and office; premises 85-01 to 85-09 Queens boulevard and 51-31 to 51-39 Reeder street, northeast corner (Block 1549, Lot 41), Elmhurst, Borough of Queens.

736-50-BZ—Application, October 20, 1950, under section 7c of the zoning resolution, of Rudolf J. Hofer, Jr., applicant, on behalf of Home Paint and Wallpaper Corporation, owner, to permit in a residence and business use district, a two car garage, storage of materials and parking of three cars for patrons and employees; premises 87-15 117th street, east side, 76.5 ft. south of Jamaica avenue (Block 9327, Lot 99), Richmond Hill, Borough of Queens.

822-50-BZ—Application, November 15, 1950, under section 21 of the zoning resolution, of Shreve, Lamb and Harmon Associates, applicants, on behalf of Broadway Temple-Washington Heights Methodist Church, owner, to permit in a residence use, B area district, the erection and maintenance of a building (church) using more than the permitted area; premises 4109 Broadway, west side, 52 ft. 8 in. south of West 174th street (Block 2142, Lot 133), Borough of Manhattan.

834-50-BZ—Application, November 17, 1950, under section 21 of the zoning resolution, of Joseph Schafran, applicant, on behalf of Morton Pickman, Bess Berley and Esther Ellman, owners, to permit in a residence use, E, F, and G1 area district, the erection of multiple dwellings; with set-backs a minimum of fifteen ft. in the F area district portion of plot and with rear yards a minimum of twenty ft. in the F and G1 area districts and to permit more than one building on a lot and to permit the parking of motor vehicles on a portion of the required open spaces of plot; premises 86-02 to 86-06, 86-16 to 86-20 and 86-26 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Buildings E to K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Buildings L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 96-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 23, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 23, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

338-50-A—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue); reopened December 19, 1950.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 30, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 30, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

612-45-BZ—Vol. IV—Reopened December 19, 1950 for consideration as to rehearing per order of the Court—re Application under section 7e of the zoning resolution of L. Robert Hitzig, applicant on behalf of Jackson Motor Corp., owner, to permit in a residence and business use, C area district, the extension to existing gasoline service station, auto showroom and parts department (previously denied); premises 94-15 to 94-23 Northern boulevard, 32-45 to 32-61 Junction boulevard, northeast corner and 32-44 to 32-60 95th street (Block 1424, Lots 32 and 33), Corona, Borough of Queens.

240-50-A—795-801 East New York avenue, north side, 238 ft. 6½ in. east of Troy avenue (Block 1429, Lot 65), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 12, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

ZONING APPLICATIONS

137-33-BZ—Vol. II

APPLICANT—M. Martin Elkind, for Morris Maran and Gerold R. Golding, owners.

SUBJECT—Application reopened July 25, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Opposition: Margaret Kiely, Thomas Garvey and George Bisgeir.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 23, 1951, at 10 A.M. at the request of the applicant to determine whether Queens College is interested in acquiring the property and for the Board to investigate the proposed widening of Horace Harding boulevard and Kissena Boulevard.

1174-38-BZ—Vol. II

APPLICANT—Robert Teichman, for Fifth Avenue Kinney, Inc., owner.

SUBJECT—Application reopened October 24, 1950—re Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Teichman, M. Rosenstein and Richard E. Seley.

For Opposition: Adele Rossetti and E. L. Mollis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for inspection and decision without further argument.

835-49-BZ

APPLICANT—James E. Doherty, Jr., for Louis Verratti, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension of existing business building (restaurant).

PREMISES AFFECTED—165-01 to 165-17 Baisley boulevard, and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Doherty, Jr., and Louis Verratti.

For Opposition: Harold Stubergh, Mae Trebing, Ethel Stubergh and Sophie Hausser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 23, 1951, at 10 A.M. for inspection and decision without further argument.

215-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Hannah Schwartz, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use D area district, the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted.

PREMISES AFFECTED—2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for further consideration.

308-50-BZ

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and John F. McKenna.

For Opposition: Edw. Hoffman for the Dept. of Parks, Aniello Romano, V. Sirchia, L. Sessa and Caroline Vitaglio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to January 30, 1951, at 10 A.M. for further consideration after report from Tunnel Authority and Police Department as to traffic from the tunnel.

379-50-BZ

APPLICANT—Burke, Morrison and Green, for Cataldo F. Trubia and Frank L. Cravotta, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices.

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PREMISES AFFECTED—147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Robert T. Groh.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for applicant to file revised plans.

463-50-BZ

APPLICANT—Burke, Morrison and Green, for Patrick Filomio, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3217 Boston road, northeast corner of Laconia avenue (Block 4614, Lot 22), Borough of The Bronx.

APPEARANCES—
For Applicant: Robert T. Groh.
For Opposition: Charles Pheffer.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. at request of objector, applicant's representative concurring.

491-50-BZ

APPLICANT—Harry Silverman, for Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees).

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

APPEARANCES—
For Applicant: Harry Silverman.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for applicant to file revised plans by January 10th.

513-50-BZ

APPLICANT—Burke, Morrison and Green, for John J. Farrell and David Berk, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7h and 7A of the zoning resolution, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection.

PREMISES AFFECTED—180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

APPEARANCES—
For Applicant: Robert T. Groh.
For Opposition: A. A. Segall.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for further consideration, after applicant has filed revised plans.

566-50-BZ

APPLICANT—Koch and Wagner, for Bohack Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—8102-8112 3rd avenue and 274-284 81st street, southwest corner (Block 5996, Lot 39), Borough of Brooklyn.

APPEARANCES—
For Applicant: Harry L. Yakel and John W. Macartney.
For Opposition: Hattie F. Suiter, Andrew Rech, John R. McMullen, Ray Sahadi and Gerd Normann.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for further consideration.

606-50-BZ

APPLICANT—Samuel Carr, for Pearl Resnick and Celia Zipes, owners.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of the Bronx.

APPEARANCES—
For Applicant: Samuel Carr.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951, at 10 A.M. for applicant to furnish copy of notice sent to owners and to obtain a new decision as to additional area.

620-50-BZ

APPLICANT—Robert Gottlieb, for Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—Southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45 and 48), Borough of The Bronx.

APPEARANCES—
For Applicant: None.
For Opposition: Edw. Hoffman, Park Dep't.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to December 19, 1950, at 10 A.M. at request of applicant, to file revised plans requested by the Board.

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660-50-BZ

APPLICANT—Charles M. Spindler, for William Saloy and A. B. Gifford, owners.
SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail and residence use district, the reconstruction of existing gasoline service station, auto-washing, sale of auto accessories and office.
PREMISES AFFECTED—157-02 to 157-10 Rockaway boulevard and 144-01 to 144-11 157th street, southeast corner (Block 4276, Lot 1), Springfield, Borough of Queens.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 23, 1951, at 10 A.M. for further consideration after applicant has investigated question of proposed widening of Rockaway boulevard and has submitted revised plans.

723-50-BZ

APPLICANT—Charles M. Spindler, for John Albergo, owner.
SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years.
PREMISES AFFECTED—173-177 Palmetto street, west side, 150 ft. north of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.
APPEARANCES—
For Applicant: Joseph C. Haus.
For Opposition: Myron Gerenstein and George Closset.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 23, 1951, at 10 A.M. for inspection and decision without further argument.

738-50-BZ

APPLICANT—Jerome N. Wanshel, for Federal Garage, Inc., owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium.
PREMISES AFFECTED—248-264 Throop avenue and 203-209 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.
APPEARANCES—
For Applicant: Jerome Wanshel, Morton S. Cahn and Nathan Wanshel.
For Opposition: Bernard Bersson, M. Fischer, Rose Nathan, Ida Greenberg, Sylvia Shmayefsky, Jacob Mapet and Irwin Bonfield.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 16, 1951, at 10 A.M. for inspection and decision without further argument.

342-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Morris Bros. Estates Inc., owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use, C and D area district portion of a plot located in a residence and business use district, the extension of existing building using more than the area permitted.
PREMISES AFFECTED—9701-9713 Church avenue and 477-499 Rockaway parkway, northeast corner (Block 4694, Lots 6, 7, 8, 12 and 13), Borough of Brooklyn.
APPEARANCES—
For Applicant: Alfred A. Lama.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, without prejudice.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

673-50-BZ

APPLICANT—Morton S. Cahn, for Harry Weiser, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, the sale of auto accessories and office and to permit the erection and maintenance of business signs beyond the building line.
PREMISES AFFECTED—284-288 South 9th street and 284-292 Rodney street, southeast corner (Block 2152, Lots 2 and 106), Borough of Brooklyn.
APPEARANCES—
For Applicant: Morton S. Cahn and Harry Weiser.
For Opposition: Benjamin Bergman, Arthur Fine and Edw. Hoffman, Dep't of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, without prejudice, after hearing and inspection by a com-
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

721-50-BZ

APPLICANT—M. Martin Elkind, for Carl Gesser, owner.
SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the extension to existing dwelling and dentist's office without the required set-back.
PREMISES AFFECTED—77-37 249th street and 249-01 Union Turnpike, northeast corner (Block 8502, Lot 30), Bellerose, Borough of Queens.
APPEARANCES—
For Applicant: M. Martin Elkind.
For Opposition: Emilie Tomasso.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application withdrawn, without prejudice, after hearing and inspection by a committee of the Board.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

417-27-BZ—Vol. II

APPLICANT—Herman Kron, for L. B. Oil Co., Inc., owner.

MINUTES

SUBJECT—Application reopened April 5, 1949—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension to existing building of gasoline service station (previously granted by the Board) to include auto laundry and lubritorium.

PREMISES AFFECTED—1805-1817 Fulton street, and 1850 Patchen avenue northeast corner (Block 1697, Lot 1), Borough of Brooklyn.

APPEARANCES—
For Applicant: Herman Kron.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (417-27-BZ—Vol. II)

WHEREAS, Herman Kron for L. B. Oil Co. Inc., owner, filed March 22, 1949 an application under section 7c of the zoning resolution, to permit in a business use district the extension to an existing building of a gasoline service station (previously granted by the Board) to include auto laundry and lubritorium, affecting premises 1805 to 1817 Fulton street, and 1850 Patchen avenue, northwest corner (Block 1697, Lot 1), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. II on April 5, 1949, subject to regular procedure; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin, laid over to November 28, 1950 for inspection and decision, without further argument; and then laid over to December 12, 1950, for applicant to file revised plans and to furnish information to the Board as to the approval for the erection of the existing greasing pits; and

WHEREAS, the district maps accompanying the zoning resolution show that Patchen avenue, Fulton street and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 8, 1949, acting on Alt. Applic. 242-47, reads:

> "1. Proposed auto laundry and lubrication extension to existing gasoline terrace station originally granted by the Board of Standards and Appeals on premises located in a business zone constitutes an extension to a non-conforming use under Art. II, Sect. 4(a) Sub. 46, and must be referred to the Board of S. & A. for consideration";

and

WHEREAS, the applicant states that the premises consist of a plot, 129 feet 7 inches frontage by 28 feet 5½ inches in depth (triangular), on which is located an octagonal shaped building and two grease pits; that it is proposed to extend the existing building 19 feet by 26 feet, irregular, one story, 15 feet in height, of class 3 construction, to be used as office, auto laundry and lubritorium; and

WHEREAS, the applicant contends that there are at present open greasing pits and the owner desires them to be enclosed, because they cannot be used in bad weather; that in addition, it is proposed to erect an auto laundry which will be adjoining with office as shown on plans; that this application is also made necessary by reason of changed circumstances, and that it is not feasible to operate this area as a gasoline station only and that income must be supplemented by the greasing and washing of cars; that the proposed use of these premises will be in harmony with the existing development of the neighborhood and its conduct will be such as not to interfere with the welfare of the inhabitants; that the owner is willing to surround the premises with such safeguards as the Board may deem necessary to protect the surrounding area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on September 20, 1927 as amended by resolution adopted November 9, 1927 by adding thereto:

> "that the existing greasing pits installed without a permit may be covered by a building substantially as proposed and as indicated on revised plan marked "Received December 6, 1950," one sheet, except that the building shall not exceed 11 ft. in depth north to south on both east and west sides and that overhead doors shall be installed so as to be not more than 1 ft. from the front of the building on Sumpter street and on Fulton street; that the greasing pits shall be ventilated by duct from the bottom of the pits, through the roof, with a spark-proof motor-driven blower, to the satisfaction of the fire commissioner; that there may be a door opening easterly; that a door may be constructed from the proposed lubritorium section to the existing accessory office building; that any other openings facing easterly in the proposed building shall be filled with glass block as approved for exterior walls; that all existing pumps on the building line shall be removed and pumps shall be installed as indicated on such revised plan marked "Received December 6, 1950" not nearer than 10 ft. to the street building line; that the number of gasoline storage tanks shall not exceed four (4) 550 gallon tanks; that the curb cut to Patchen avenue shall not exceed one (1) curb cut 25 ft. in width as proposed; that the sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps excluding all temporary signs and all roof signs but permitting the erection within the premises of one post standard as now existing which may be illuminated advertising only the brand of gasoline on sale; that in all other respects the resolution as adopted by the Board on September 20, 1927 shall be complied with; that all permits shall be obtained and all work completed within one (1) year from the date of this amended resolution.

726-27-BZ—Vol. II

APPLICANT—Edward Sharf, for William Luhrs, owner.

SUBJECT—Application reopened October 17, 1950—re Application (decision of the borough superintendent) under sections 7i and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, storage and sale of accessories and office, with a roof sign, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens.

APPEARANCES—
For Applicant: Edward Sharf, Morton S. Cahn and Milton G. Gordon.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (726-27-BZ—Vol. II)

WHEREAS, Edward Sharf for William Luhrs, owner, filed September 26, 1950 an application under sections 7i and 7e of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station,

lubritorium, locker room, storage and sale of accessories, and office with a roof sign, and to permit the parking of cars waiting to be serviced, affecting premises 74-21 Queens boulevard, north side, 24.41 feet west of 47th avenue (Block 1529, Lot 6), Elmhurst, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on October 17, 1950, subject to regular procedure, for consideration under section 7f, previously denied under section 21; and

WHEREAS, a public hearing was held on this application on November 14, 1950, after due notice by publication in the Bulletin; laid over to November 28, 1950, for inspection and decision, without further argument; and then laid over to December 12, 1950, for applicant to submit revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that 47th avenue is in residence, retail and business use, C area, class 1½ height districts, that Queens boulevard is in a business use, A and C area, class 1½ height district, and that the site is in a business use, B and C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 28, 1950, acting on N.B. Applic. 7458-50, reads:

> "1. Use of premises located within a business use district as gasoline service station, lubritorium, office, storage and sales of auto accessories, locker room and waiting room and parking of cars waiting to be serviced is contrary to Art. II, Sect. 4(a)(46) of the Zoning Res.
>
> 2. Roof sign as shown contrary to Art. II, Sect. 4(a)(49) Z.R.";

and

WHEREAS, the applicant states that the premises consist of a plot, 237.43 feet frontage by 100 feet in depth, presently vacant; that it is proposed to erect a building 76 feet front by 26 feet in depth (irregular), one story, 15 feet in height, of class 3 construction, to be used in conjunction with proposed gasoline service station as a lubritorium, office and sales of auto accessories and waiting room; that it is further proposed to install (10) ten 550-gallon gasoline tanks, and four 30.foot curb cuts; and

WHEREAS, the applicant contends that the premises is presently zoned as a business use, class 1½ height district, B and C area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that at the present time the premises are not improved, but were previously occupied as an outdoor show room; that it is proposed to grade this property off to the level of Queens boulevard and to erect a modern gasoline service station with an up-to-date masonry accessory building; that this proposed building will house the office, waiting room, storage and sales of auto accessories, locker room, proper toilet facilities, boiler room and lubritorium with approved type hydraulic lifts; that there will be installed concrete pump islands with approved type gasoline dispensing pumps on each island; that there will also be 10 approved type 550-gallon gasoline storage tanks and one 550-gallon approved type refuse oil tank; that four 30-foot curb cuts are proposed for Queens boulevard; that it is further proposed to erect a masonry wall along the rear lot line properly coped as well as a 4 foot 6 inch minimum height masonry fence wall along the easterly and westerly lot lines of similar construction; that in addition to the aforementioned masonry walls there is a natural slope at the rear of the premises which will act as a permanent buffer and thereby afford proper protection for the adjoining property owners; that properly landscaped areas will also be provided along the easterly and westerly lot lines and that the entire gasoline service station area, where not enhanced with landscaping, will be completely paved with concrete or tarvia paving; that immediately opposite the premises in block 2448, lot 213 there is an existing gasoline service station, and that on lot 201 of the same block there is a gasoline service station and repair shop; that there are two railroad overpasses crossing over Queens boulevard enclosing the premises in such a manner so as to preclude the improvement of the site with a conforming use; that Queens boulevard is a heavily trafficked thoroughfare and a modern gasoline service station of the type proposed is in keeping at this location; that this improvement will do much to enhance the appearance of the surrounding neighborhood; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years, and under Section 7e as to lettering, to permit the premises to be occupied as a gasoline station substantially as proposed and as indicated on plans marked "Received September 26, 1950," 3 sheets, except the station shall be arranged and designed in accordance with revised plans marked "Received December 7, 1950," 2 sheets, *on condition* that the premises shall be levelled substantially to the grade of Queens boulevard; that there shall be erected at the rear, as may be required to sustain the adjoining premises, a suitable retaining wall; that above such wall and on the lot lines to the east and west there shall be erected a brick fence properly coped to a height of not less than 5 ft. 6 in., except that such wall may be reduced to a height of 4 ft. 6 in. within 10 ft. of the street building line of Queens boulevard; that planting shall be maintained along such wall, as indicated on such revised plans; that such planting shall be suitable and appropriate and shall be protected with concrete curbing not less than 6 in. in height and 6 in. in depth; that the gas pumps shall be located substantially as indicated with the base of the pumps not nearer than 10 ft. to the street building line; that the accessory building shall be of the design as indicated and arranged as proposed and as shown; that the boiler room in the accessory building shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that the lubritorium shall be equipped with hydraulic lifts; that no greasing pits shall be installed within the accessory building or on the premises; that the balance of the premises where not occupied by walls, planting, accessory building and pumps shall be paved with concrete or bituminous paving; that parking of motor vehicles waiting to be serviced or having been serviced may be permitted on the area in the location as proposed; that pumps shall be of the low approved type; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and may include the letters above cornice as indicated, and the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard at both easterly and westerly end for advertising the brand of gasoline on sale and permitting such sign to be illuminated but not to extend beyond the building line for a distance of more than 4 ft.; that the number of curb cuts shall be restricted to four each 30 ft. in width; that no curb cut shall be nearer than 5 ft. to the side lot lines as prolongated; that the sidewalk and curbing along the premises shall be reconstructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the number of gasoline storage tanks shall be restricted to ten (10) 550 gallon tanks; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

737-28-BZ—Vol. III

APPLICANT—Irerra and Luongo, for Frank Mosner, Jr., owner.

MINUTES

SUBJECT—Application reopened October 3, 1950 — re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and the parking and storage of more than five motor vehicles (previously granted by the Board for parking and storage of more than five motor vehicles).

PREMISES AFFECTED—31-02 to 31-10 28th avenue and 28-01 to 28-09 31st street, southeast corner and 31-01 to 31-09 28th road (Block 619, Lots 45-50 inclusive), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera, Frank Mosner, Jr., and Louis Pillari.

For Opposition: Mario J. Cariello, Julius J. D'Amato, Alexander Del Giorno, Angelo M. Ferri, Adele Console, Helen Blunt, James J. Paretti, May A. Eisert and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee... 4

THE RESOLUTION (737-28-BZ—Vol. III)

WHEREAS, Irrera and Luongo, for Frank Moser, Jr., owner, filed August 16, 1950, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and the parking and storage of more than five motor vehicles (previouslv granted by the Board for parking and storage of more than five motor vehicles), affecting premises 31-02 to 31-10 28th avenue and 28-01 to 28-09 31st street, southeast corner and 31-01 to 31-09 28th road (Block 619, Lots 45-50, inclusive), Astoria, Borough of Queens; and

WHEREAS, on October 3, 1950, this application was reopened as Vol. III, subject to the regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on December 12, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 31st street, 28th avenue and Newtown road are in a business use, B area and Class 1¼ height district; 28th road is in business and residence use, B area, Class 1¼ height districts and the site is in a business use, B area and Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 27, 1950, acting on N.B. Applic. 4445/50, reads:

> "1. Proposed use of premises as a gasoline selling station, auto repairs, lubritorium, auto wash and parking and storage of more than 5 cars is contrary to Sec. 4-46 of Zoning resolution. Also Secs. 4-29 of Zoning resolution, all of article II."

and

WHEREAS, the applicant states that the premises consist of a plot 98.36 ft. front by 101.57 ft. in depth (irregular), which is used for parking and storage of more than five motor vehicles and office, granted by the Board under Vol. II, and for which the Department of Housing and Buildings issued Certificate of Occupancy Q 66849-50 for office and parking lot for more than five motor vehicles; that it is proposed to erect a building 55 feet by 30 feet in depth, one story, 17 feet, 6 inches in height, of Class 3 construction, to be used as a gasoline service station, lubritorium, car washing, auto repairs and the parking and storage of more than five motor vehicles; that it is further proposed to install ten 550-gallon gasoline tanks and six approved dispensing pumps; and

WHEREAS, the applicant contends that the gas selling station will be provided with three pump islands each containing two pumps and light post, these pumps to be served by ten 550-gallon gasoline storage tanks; that the uncovered portions of the plot from the service building to the streets will be paved with concrete and pitched to drains, to shed water; that two illuminated sign posts will be placed at the corners of the intersecting streets; that a woven wire fence will be erected on the rear lot line and on the 28th avenue and 28th road building lines, to enclose the parking space; that the premises are in an area that has been dormant and had very little development in the past twenty years, containing many old type frame buildings, private and public garages; that because of the elevated structure this area has failed of development and it appears that immediate development is a long way off; that for this reason a gas station at this location with an attractive service building would be in keeping with the general character of the neighborhood; that the three streets upon which the premises face are all in a business district; that at present there is a public garage with a gas station, with an inside pump, located in Block 598, Lot 70; a public garage in Block 617, Lot 8; that the southwest corner of 31st street and Newtown road in Block 595, lots 26, 27 and 19 is occupied by a tire dealer who maintains an auto accessory store on the corner; that the west side of 31st street is dotted with private garages, as is the south side of 28th road in Block 619, lots 28 and 29, directly opposite the subject site; that there are no gas stations on 31st street north of the premises to Astoria boulevard South and none on 28th avenue east of site to 41st street; that the proposed gas station at this location will render a service and greatly improve the appearance of this corner in comparison with the present parking lot use and will be erected and operated by a Mr. George Pillari who is now operating a parking lot and who will purchase the property if approval for the gas station can be obtained; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 4445-50 be and it hereby is *affirmed* and the application be and it hereby is *denied*.

523-38-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Abraham L. Dorgin, owner.

SUBJECT—Application reopened September 12, 1950 as to extension of use—re Application (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles (previously granted by the Board in business portion of lot—expired September 19, 1946).

PREMISES AFFECTED—23-24 31st street, north side, 100 ft. east of 23rd road (Block 842, Lot 80), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (523-38-BZ—Vol. II)

WHEREAS, Samuel Rosenblum for Abraham L. Dorgin, owner, filed July 20, 1950 an application under sections 7c and 7h of the zoning resolution, to permit in residence and business use districts the parking and storage of motor vehicles (previously granted by the Board in the business use portion of the lot—expired September 19, 1946), affecting

premises 23-24 31st street, north side, 100 feet east of 23rd road (Block 842, Lot 80), Astoria, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II, on September 12, 1950, subject to regular procedure, to consider restoration and extension of use; and

WHEREAS, a public hearing was held on this application on December 12, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 31st street is in a business use, B, C and D area and class 1¼ height district, and that 23rd road and the site are in residence and business use, C area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 22, 1950, acting on Alt. Applic. 995-50, reads:

"1. Use of premises located partly in a residence use district and partly in a business use district as a parking lot is contrary to Art. II, Sect. 3 of the Zoning Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 67.43 feet frontage by 160 feet in depth, presently vacant, (previously used as a parking lot in the business use portion of the lot, for which certificate of occupancy 32494-45 was issued); that it is proposed to use the whole lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that it is desired to use these premises for parking and this application is made for permission to extend the use to include the rear 60 feet; that there is a demand for parking of cars and such use will remove cars from the street and relieve traffic congestion which is aggravated by the presence of the elevated structure; that it will also serve the car owners who use the elevated subway structure which has a station about a block away; that there are no garages serving this immediate neighborhood; that in view of the above, as 100 feet can be used for parking under the existing rules and as the premises have heretofore been used for parking, a variation to use this plot for parking and storage of more than five motor vehicles is requested; and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does here *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h for a term of five (5) years, to permit the extension of the proposed parking use from the business area into the residence area as proposed and as indicated on plans filed with this application marked "Received July 20, 1950," 2 sheets, *on condition* that the requirements of the previous resolution adopted by the Board October 17, 1939, as amended by resolution of September 19, 1944, shall be complied with; that similar requirements as to surfacing and fencing shall apply to the portion of the plot in the residence use district; that during the term of this variance no portion of the premises shall be used for any other use and no building shall be erected thereon except there may be erected near the entrance a building to be occupied solely as a shelter and office for the attendant, provided such building does not exceed 100 sq. ft. in area and is not over one story in height; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution; that a new certificate of occupancy shall be obtained superseding certificate of occupancy 32494, issued in 1945.

95-46-BZ—Vol. II

APPLICANT—Bernard Meyers, for General Gummed Products, Inc., owner.

SUBJECT—Application reopened June 6, 1950—re Application (decision of the borough superintendent) under section 7c of the zoning resolution to permit in a residence use district, the extension of existing factory (previously granted an extension by the Board).

PREMISES AFFECTED—126-15 89th avenue, northeast corner of 126th street, (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Meyers and Otto N. Weil.
For Opposition: Fred E. Hertan.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (95-46-BZ—Vol. II)

WHEREAS, Bernard Meyers, for General Gummed Products, Inc., owner, filed May 5, 1950 an application under section 7c of the zoning resolution, to permit in a residence use district the extension of an existing factory (previously granted an extension by the Board), affecting premises 126-15 89th avenue, northeast corner of 126th street (Block 9335, Lots 60 and 67), Richmond Hill, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on June 6, 1950, subject to regular procedure, to consider further extension of the building; and

WHEREAS, a public hearing was held on this application on September 12, 1950, after due notice by publication in the Bulletin; laid over to October 10, 1950, at request of the applicant's representative; then laid over to November 21, 1950, at request of the applicant—applicant to notify the property owners of adjourned date; and then laid over to December 12, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 89th avenue is in residence and business use, C area, class 1½ height districts, and that 126th street and the site are in a residence use, C area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1950, acting on Alt. Applic. 581-50, reads:

"1. Application previously approved by the Board of Standards and Appeals must be resubmitted to the Board for reconsideration.

2. Extension of a factory in a residence use district is contrary to Art. I, Sect. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 190.5 feet frontage by 100 feet in depth, on which is located a building 95 feet front by 80 feet in depth on the 1st floor, 45 feet front on the 2nd floor, one and two stories, 18 and 30 feet in height, of class 3 construction, presently used as a factory for which Certificate of Occupancy 44921-47 (Alt. 8-46) has been issued; that it is proposed to construct a two-story extension to the existing building and to complete the 2nd story over the existing one-story extension, making the building 140 feet front by 80 feet in depth, two stories, 30 feet in height, of class 3 construction, to be used as an extension for the present owner engaged in the paper converting business; and

WHEREAS, the applicant contends that these premises are improved with a 2-story brick factory building erected about 1920 and a 1-story brick factory extension thereto erected in 1946 as approved by the Board under 95-46-BZ; that in 1925, the immediate district was changed to residential use; that it is desired to construct a 2-story brick factory extension and to complete the 2nd story over the existing extension as requested in the previously approved application; that it is proposed to accomplish this work in two stages—the first, construction of the 1st story of the new extension

alone, and second, completion of the entire proposed 2nd story as soon as possible; that the purpose of this new construction is to provide urgently needed additional space for the expanding needs of the owner who is engaged in the paper converting business with national distribution and that the products comprise mainly gummed paper and cloth in the manufacture of which deodorized adhesives are used; that the proposed new area coverage will be less than 60% of the total plot area; that the existing floor area is now inadequate for the increased needs of the owner, and that due to technological improvements in the industry, it has become imperative on the part of the owner to reduce costs to competitive levels by the purchase and installation of additional modernized and more efficient equipment; that additional space is therefore needed for placement of this equipment and for facilities to accommodate the resultant increased personnel; that the proposed extension will occupy another portion of the vacant part of the premises and will be constructed in harmony with the existing building and surroundings; that upon examination of the accompanying block diagram, it will be noted that a lumber yard and lumber factory are situated in the same block directly in the rear of the premises, and that in the surrounding blocks, there are other manufacturing and commercial buildings; that particularly, the block including the southwest corner, diagonally across, contains the Long Island Railroad yards and buildings comprising trackage, factory structures, coal pockets, roundhouse, etc., used for repairing, cleaning, maintaining, etc. steam locomotives, tenders and cars; that the property on the south side of 89th avenue opposite the subject premises is zoned business use for a depth of 200 feet and unrestricted for the remainder; that visual inspection of the district will reveal the unfinished status of the streets, the close proximity of crude railroad structures in all four directions and other unmistakable evidence that commercialism is its predominant characteristic; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that a further addition to the building should be permitted to be erected as an addition to the factory use, established before the change of zone, in view of the general consensus in the area that it would not be objectionable provided the owner supplied effective means for preventing the spread of hide-glue smell throughout the area; and,

WHEREAS, upon inspection, the Committee is of the opinion that the deodorizing system which has recently been installed, using chlorophil, effectually corrects the condition objected to, and that suitable conditions should be imposed for the protection of the area and the continuation of the use of the deodorizing system.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on April 2, 1946 as amended by resolution adopted June 4, 1946 by adding thereto:

"that an extension of the building may be constructed substantially as proposed and as indicated on plans marked "Received May 5, 1950," one sheet, plot plan, and marked "Received July 3, 1950," four sheets, and marked "Received July 5, 1950," one sheet, *on condition* that the addition shall not exceed two (2) stories in height and an area of 45 ft. by 80 ft. as proposed and for the use as proposed; that any openings in the rear shall be filled with glass block as approved for exterior walls; that the entire portion of the premises where the manufacturing is carried on shall be equipped with a deodorizing system as proposed and as now installed by Airkem, Inc., and extended to cover the new area; that such system shall be maintained at all times in working condition while the factory work is carried on; that complete working drawings shall be submitted to the Board for approval before same are submitted to the Borough Superintendent; that such plans shall show all proposed openings in the proposed extension as well as compliance with the building code; that the balance of the unbuilt upon premises toward 126th street shall be paved with concrete and planting shall be maintained along the street building line of 126th street inside the fence which shall be maintained as required and of a width of not less than 4 ft. protected with concrete curbing; that in such spaces suitable planting shall be maintained; that curb cuts to such space shall be restricted to one curb cut from 89th avenue; that the ventilating duct of the deodorizing system and all flues shall be carried so as to exhaust above the roof at the front of the building toward 89th avenue; that such plans shall be submitted for further consideration and approval within three (3) months from the date of this amended resolution; that after approval of plans, all permits shall be obtained and all work completed within one (1) year thereafter.

402-50-BZ

APPLICANT—W. H. and J. F. Dusenbury, for Harry Hausknecht and Pauline Lisker, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a storage garage for more than five and less than 200 motor vehicles, and the sale of auto accessories.

PREMISES AFFECTED—396-402 Sterling street, 489-511 New York avenue, east side, from Lefferts avenue to Sterling street and 405-413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn.

APPEARANCES—
For Applicant: J. F. Dusenbury.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (402-50-BZ)

WHEREAS, W. H. & J. F. Dusenbury for Harry Hausknecht and Pauline Lisker, owners, filed June 8, 1950 an application under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a storage garage for more than five and less than 200 motor vehicles and the sale of auto accessories, affecting premises 396 to 402 Sterling street, 489 to 511 New York avenue, east side, from Lefferts street to Sterling street, and 405 to 413 Lefferts avenue (Block 1322, Lots 1, 8, 58 and 59), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 8, 1950, after due notice by publication in the Bulletin; laid over to November 14, 1950, at request of objector; then laid over to December 5, 1950, for inspection and decision without further argument; and then laid over to December 12, 1950, for inspection and decision (hearing previously closed); and

WHEREAS, the district maps accompanying the zoning resolution show that Sterling street and Lefferts avenue are in residence and business use, C area and class 1¼ height districts and that New York avenue and the site are in business use, C area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 2, 1950, acting on N.B. Applic. 939-50, reads:

"1. Erection of one story building in a business use district for use as a storage garage for more than 5 motor vehicles, and sale of automobile accessories is contrary to Art. II, Sect. 4(a) (15) of Zoning Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 200 feet frontage by 89 feet, 10¼ inches in depth (irregular) presently vacant except for two billboards for

which permits 2501-39 and 2503-39 have been issued; that it is proposed to erect a building covering the entire lot, one story, 22 feet in height, to be used as a storage garage and for the sale of auto accessories; that it is further proposed to install two 550-gallon gasoline tanks and two approved type dispensing pumps; and

WHEREAS, the applicant contends that the building will be one story in height, with no motor vehicle entrances on Lefferts avenue or Sterling street; that entrances to the garage are to be on New York avenue only with two gasoline tanks and two approved type pumps as shown on plan; that to the north and south, along New York avenue, are one and two story frame and brick dwellings which are generally in a rundown condition; that the entire block opposite the proposed garage (west of the premises under appeal) is vacant, with the exception of one two-story brick dwelling; that the adjoining lot to the east for a distance of 100 feet is vacant and the balance of 100 feet along the east property line is abutting a six-story multiple dwelling; that the plot under appeal is not suited for retail stores because of the undeveloped property in the area affected, together with the character and type of business uses now in existence, also the nature of the present trend would not be sufficient to support a new shopping development; that the main shopping centers are along Empire boulevard and Nostrand avenue which are both one block to the north and west of the site; that efforts have been made through banks to obtain financing for an apartment house on the site but the banks state that the average stabilized rental in this area is too low and would not consider a mortgage loan on a six-story apartment house; that there are three non-conforming uses in the area affected—gasoline selling station on the northwest corner of Empire boulevard and New York avenue (Block 1309, Lot 120), automobile repair shop at 373 Sterling street (Block 1316, Lot 51), automobile repair shop and body builders at 376 Sterling street (Block 1321, Lot 30); and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board;

WHEREAS, the board deemed that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision f, of the zoning resolution.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 939-50, Obj. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

633-50-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Lena Eisenberg and Ida Lena Sackman, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7A, 7e, 7f, 7i and 21 of the zoning resolution, to permit in a business and residence use, B area district, the erection and maintenance of a garage for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office, without the required rear yard, using more than the permitted area and to permit curb cut and entrance on Clinton place beyond the permitted distances from the intersection.

PREMISES AFFECTED—2175 Jerome avenue and 8 Clinton place, southwest corner (Block 3195, Lot 86), Borough of The Bronx.

APPEARANCES—

For Applicant: Norman Lederer.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and/Deputy Chief Guinee 4

THE RESOLUTION (633-50-BZ)

WHEREAS, Norman Lederer and Leonard Joseph, for Lena Eisenberg and Ida Sackman, owners, filed September 7, 1950, an application under Sections 7A, 7e, 7i, 7f and 21 of the zoning resolution, to permit in business and residence use, B area districts, the erection and maintenance of a garage for more than five and less than 150 motor vehicles, gasoline service station, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office, without the required rear yard and using more than the permitted area and to permit curb cut and entrance on Clinton place beyond the permitted distances from the intersection, affecting premises 2175 Jerome avenue and 8 Clinton place, southwest corner (Block 3195, Lot 86), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on November 14, 1950, after due notice by publication in the Bulletin, and laid over to December 12, 1950, for inspection and decision without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Jerome avenue is in a business use, B area, class 1¼ height district; Clinton place, Davidson avenue, East 181st street and the site are in business and residence use, B area and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 20, 1950, acting on N.B. Applic. 970-50 reads:

"1. The proposed garage for more than five (5) motor vehicles and less than 150 motor vehicles, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office, is contrary to Sections 3 and 4 of the Zoning Resolution.

2. Openings in wall facing Clinton place must comply with Section 7-A of the Zoning Resolution.

3. The proposed ground coverage exceeds limits specified in Section 12 of the Zoning Resolution.

"4. Rear yard is required as per Sections 12 and 17 of the Zoning Resolution."

and

WHEREAS, the corrected decision of the borough superintendent dated November 15, 1950 acting on N.B. 970-50, superseding the decision dated October 20, 1950, reads:

"1. The proposed garage for more than five (5) motor vehicles and less than 150 motor vehicles, motor vehicle repairs, gasoline service station, lubritorium, auto laundry, sale and storage of accessories and office, is contrary to sections 3 and 4 of the zoning resolution.

2. Openings in wall facing Clinton place must comply with section 7A of the zoning resolution.

3. The proposed ground coverage exceeds limits specified in Section 12 of the Zoning Resolution.

4. Rear Yard is required, as per Sections 12 and 17 of the Zoning Resolution".

and

WHEREAS, the applicant states that the premises consist of a plot 78.87 ft. front by 115 ft. in depth (irregular), presently vacant; that it is proposed to erect a building on the rear portion of the plot, having a frontage of 78.87 feet and a depth of 95 feet, two stories, 21 feet in height, of class 1 construction, to be used as a garage for more than five motor vehicles and less than 150 motor vehicles, motor vehicle repairs, lubritorium, auto laundry, sale and storage of accessories and office; that it is further proposed to erect and maintain a gasoline service station on the front portion of the plot and to install six 550-gallon gasoline tanks and six approved dispensing pumps; and

WHEREAS, the applicant contends that the property has remained vacant largely because the noise created by the elevated railroad directly in front has created a fear that it would be economically unprofitable to construct the type of building permitted; that there are a number of garages, auto repair shops, gasoline service stations and such other buildings adjacent to this property, including the following: adjoining the property to the south is a nine-story warehouse which is adjoined on the south by a garage at the corner of Jerome avenue and West 181st street; that there

is a garage directly opposite the subject site, on the northwest corner of Clinton place and Jerome avenue; that on the southwest corner of Jerome avenue and West 181st street is a gasoline station; that the block front on the east side of Jerome avenue, from East 181st street to Cameron place, is occupied by a gasoline service station and repair shop; that there are many large apartment buildings in the immediate neighborhood with no garage accommodations, which has caused day and night curb parking in this neighborhood; that there is insufficient space in garages in the vicinity to accommodate all the cars; that the proposed use would help the Traffic Commission in its efforts to reduce street parking and relieve traffic congestion by providing off-street parking facilities; that it would be an improvement over the unsightly vacant lot which is overgrown with weeds in the summer and used for refuse in the winter, that due to the natural slope of the land on Clinton place, the parapet of the westerly wall of the building would not be over 14 ft. above the side court of the adjoining building on Clinton place and this wall would have no windows or other openings; that the entrance to the second floor is located at the westerly end of the Clinton place front, which is within the residence use zone; that this location permits taking advantage of the natural slope of the street, using a short ramp within the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivisions A, e, i, and f, and that the applicant failed to substantiate a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is therefore not entitled to relief on the grounds of unnecessary hardships as to area coverage.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 970-50 be and it hereby is *affirmed* and the application be and it hereby is *denied.*

638-50-BZ

APPLICANT—Edwin H. Thatcher, for Edward F. Glacken, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, office, salesroom and storage room, and to permit the parking of more than five motor vehicles waiting to be serviced; and to permit the erection of a business sign extending beyond the street line, for a term of fifteen years.

PREMISES AFFECTED—9001-9015 Church avenue and 551-561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8 and 9) Borough of Brooklyn.

APPEARANCES—

For Applicant: William K. Elliot.

For Opposition: A. M. Feinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (638-50-BZ)

WHEREAS, Edwin H. Thatcher, for Edward F. Glacken, owner, filed September 11, 1950 an application under sections 7f, 7i and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, office, sales room and storage room; the parking of more than five motor vehicles waiting to be serviced; and the erection of a business sign extending beyond the street line, for a term of fifteen years, affecting premises 9001 to 9015 Church avenue, and 551 to 561 Remsen avenue, northeast corner (Block 4687, Lots 4, 7, 8, and 9), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 14, 1950, after due notice by publication in the Bulletin; and laid over to December 12, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Remsen avenue, Church avenue and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 11, 1950, acting on N.B. Applic. 1333-50, reads:

> "1. Erection of a building for use as a gasoline service station, lubritorium, car washing, motor vehicle repairs, office and sales room, storage room and the parking of more than 5 cars waiting to be serviced in a business use district is contrary to Art. II, sec. 4a, subsections 29, 46 and 52 of the Zoning Resolution.
>
> 2. Erection of a business sign extending 2'0" beyond the street line in a business use district, is contrary to Art. II, Sec. 4a, subsection 49 of the Zoning Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 140 feet frontage by 100 feet in depth, presently vacant except for billboards; that it is proposed to erect a building 62 feet 8 inches front by 30 feet in depth, one story, 14 feet in height, of class 3 construction, to be used in conjunction with the proposed gasoline station as a lubritorium, for car washing, motor vehicle repairs, office, storage and sale of accessories; that it is further proposed to install eight 550-gallon gasoline tanks, eight approved dispensing pumps, two curb cuts each on Church avenue and Remsen avenue, and to permit the parking of more than five motor vehicles waiting to be serviced; and

WHEREAS, the applicant contends that the desired term of years for this structure is 15 years; that the Remsen avenue side of these premises is one block south of the intersection of Linden boulevard and Kings highway and that the Church avenue side is two blocks west of the intersection of Church avenue and Linden boulevard; that there is a trolley line on Church avenue which makes it an undesirable street for residential use and there are not enough dwellings in the vicinity to encourage the development of a shopping center; that there are a number of non-conforming uses in the affected area, and that the property immediately adjacent to the east, Block 4687, Lots 1 and 3, is developed as a used car lot; that in the same block, Lots 19, 24 and 26, beginning 140 feet to the north of the subject premises on Remsen avenue are developed as a storage yard for building materials, an automobile repair shop and a gasoline service station respectively; that Block 4686, Lot 7, across Remsen avenue from the subject premises is developed as a gasoline service station; that the proposed modern design of the two street facades will improve the general appearance of this area and should fit in with the future development of this section; and

WHEREAS, the owner filed objection as to a similar application under 353-34-BZ, Vol. II; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivisions f, i and e of the zoning resolution.

Resolved, that the decision of the borough superintendent dated September 11, 1950 acting on N.B. Applic. 1333-50 be and it hereby is *affirmed* and the application be and it hereby is *denied.*

APPEALS FROM ADMINISTRATIVE DECISIONS

836-49-A

APPLICANT—James E. Doherty, Jr., for Louis Verratti, owner.

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—165-01 to 167-17 Baisley boulevard, 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.
APPEARANCES—
For Applicant: James E. Doherty, Jr., and Louis Verratti.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 23, 1951, at 10 A.M. for inspection and decision without further argument.

630-50-A

APPLICANT—Continental Terrace, Incorporated, owner.
SUBJECT—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.
APPEARANCES—
For Applicant: J. Allan Guild.
ACTION OF BOARD—Laid over to January 9, 1951, at 10 A.M. at the request of the applicant.

639-50-A

APPLICANT—Regal Chemical Corporation, for 115 Dobbin Street Corporation, owner.
SUBJECT—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.
APPEARANCES—
For Applicant: E. Norman Clarke.
ACTION OF BOARD—Laid over to January 9, 1951, at 10 A.M. at the request of the applicant's representative.

538-50-A

APPLICANT—Paul Friedman, for M. P. H. Inc., owner and Operator for Madison Park Hospital.
SUBJECT—Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—2523-2529 Kings highway, 1502-1508 East 26th street, northwest corner and 2512-2524 Avenue O, southwest corner of East 26th street (4th floor and roof); (Block 6772, Lot 4), Borough of Brooklyn.
APPEARANCES—
For Applicant: Paul Friedman.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (538-50-A)

WHEREAS, Paul Friedman, for M. P. H. Inc., owner and Operator for Madison Park Hospital, filed July 11, 1950, an appeal from a decision of the fire commissioner, affecting premises 2523-2529 Kings Highway, 1502-1508 East 26th street, northwest corner and 2512-2524 Avenue O, southwest corner of East 26th street (4th floor and roof); (Block 6772, Lot 4), Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated June 23, 1950, reads:

"In answer to your request, dated June 21, 1950 to recharge and use Baker Freon 12 unit installed on the roof of above premises, employing direct method of air conditioning operating room on the fourth floor please be advised that said request must be denied.

The reasons for the denial is that the system is a Class B unit employing direct method of air conditioning and is in violation of Rule 3 of Freon Rules; Sec. C19-98.0a and Sec. C19-98.0-b of Administrative Code governing such installations.

However, we have no objections to an appeal being filed with Board of Standards and Appeals requesting a variation of the above Rules and Regulations of Administrative Code governing such installations."

and

WHEREAS, the applicant states that the building is 4 stories and penthouse, 51 ft. 6 in., 62 ft. 6 in. and 72 ft. 6 in. in height, 66 ft. 6 in., 72 ft. 4 in. by 138 ft. 11 in., irregular, in area, class 1 construction, located in a residence use, C and D area, class 1 height district, erected in 1930 and used and occupied since as a hospital; that the building is provided with two interior stairs and two fire towers of fireproof construction leading to roof bulkhead; and

WHEREAS, Certificate of Occupancy #86580, issued March 22, 1938, upon completion of the work, under Permit #549/37, permits the use of the building as a hospital throughout; and

WHEREAS, the applicant contends that there exists on the roof air-conditioning equipment, which is the subject of this appeal; that the equipment weighs 2,200 lbs., carries 44 pounds of Freon and is a beltdriven, four cylinder compressor machine used only for cooling the operating room portion of the building on the fourth floor; that Order #24199 LC was issued March 22, 1950, directing that the operation of the unit be discontinued; that this order was complied with and on June 21, 1950, an application made to the Fire Department to permit the recharge and use of the unit; that this application was denied by the decision herein appealed; and

WHEREAS, the applicant contends that the operating rooms are not open to the general public; that the patients in these rooms are constantly attended by trained personnel; that these rooms are not in constant use; that the unit using the Freon is toxic only when exposed to open flames and very hot metals; that no open flames will be used in the operating room; that the unit circulates fresh air from outside the building, which is cooled so that any Freon which may possibly escape will not recirculate into the system but will be discharged into the open air; that the unit is equipped with a condenser complying with the New York City regulations on water conservation; and

WHEREAS, under Cal. 70-50-BZ, the Board permitted an extension to the existing building, which extension has not as yet been constructed.

Resolved, that the decision of the fire commissioner, dated June 23, 1950, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the air-conditioning system may be permitted as proposed and as indicated on plans filed with this appeal, marked "Received July 11, 1950" (2 sheets) and shall be maintained to the satisfaction of the fire commissioner; that the equipment room on the roof shall be ventilated to the outer air by means of a louvre of the size and located where required by the fire commissioner.

Adjourned: 2:05 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 12, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MINUTES

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

520-48-SM

APPLICANT—Precast Building Sections, Inc., owner, manufacturer.

SUBJECT—Precast Building Sections (Masonry Walls), approval of.

APPEARANCES—
For Applicant: Fred L. Severud and Norman D. Nichols.

ACTION OF BOARD—Material approved in accordance with the report of the committee on test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (520-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 520-48-SM November 28, 1950

Subject: Precast Building Sections (Masonry Walls), approval of.

Precast Building Sections, New York filed June 1, 1948 an application with the Board of Standards and Appeals for approval of the material and form of construction known as Precast Building Sections under the provisions of C26-446.0 Administrative Building Code.

Purpose

The precast masonry units are to be used in panel, apron and spandrel wall construction as defined in C26-15.0; C26-106.0; C26-139.0 and C26-446.0 Administrative Building Code.

Description

The units are hollow precast concrete wall sections or panels 8 inches thick and 10 feet high and in four widths; 2'8"; 3'4"; 4'0" and 4'8". The vertical cores are 4½ inches thick at the top and 5 inches thick at the bottom thus having a ½ inch taper in 10'0". The minimum thickness of the walls and webs is 1½ and the maximum thickness of the walls is 1¾ inches and the webs 2 inches. The voids average approximately 48% of the gross cross sectional area.

In the manufacture of the units, the concrete is poured into heated molds, compressed at the critical shrinkage period and then removed, on pallets into the curing room.

Inspection and Test

The plant of the applicant, at New Hyde Park, Long Island was inspected by the Committee on Test at various times when test panels were constructed.

The following tests were conducted on the panels (load tests being carried on until the panel failed).

Load Tests: These were four load tests on the panels Two tests were performed to meet the requirements of C26-446.0 Administrative Building Code and were of such a nature that both positive and negative simulated wind pressure, or the effect of pushing the units against and away from the spandrel beam, were achieved.

Freezing and Thaw Test: Specimens were subjected to 250 cycles of alternate freeze and thaw.

Fire Test: The panel was subjected to a four hour fire test, at the request of the applicant, although C26-446.0 Administrative Building Code only requires a two hour fire rating for spandrel wall construction.

Test Specimens:

A. Load Test: The panels were made in two widths 2'8" and 4'8" and the mix was as follows, on a weight basis.

2'8" Panel	
Cement Hi Early	564 lbs.
Waylite—Accoustical	178 lbs.
Fine	293 lbs.
Coarse	298 lbs.
Sand	222 lbs.
Calcium Chloride	6 lbs.
Pozzolith	3 lbs.
Darex	3 ozs.
Water	50 gallons or 8 1/3 gallons/bag

Mix—1 : 1.75

4'8" Panel	
Cement Hi Early	893 lbs.
Waylite—Acoustical	285 lbs.
Fine	468 lbs.
Coarse	476 lbs.
Sand	355 lbs.
Calcium Chloride	10 lbs.
Pozzolith	4½ lbs.
Darex	4½ ozs.
Water	69 Gallons—or 7¼ gallon/bag

Mix—1 : 1.78

B. Freeze, Thaw Specimen. The specimens were 12" x 12" x 1½" thick.

Cement Hi Early	50 lbs.
Waylite—Fine	23.7 lbs.
Coarse	40.5 lbs.
Sand	10.9 lbs.
Calcium Chloride	0.55 lbs.
Darex	⅝ oz.
Water	4.6 gallons/bag

Mix—1 : 1.5

C. Fire Test Specimen	
2'8" Panel	
Cement Hi Early	508 lbs.
Waylite—Fine	240 lbs.
Coarse	411 lbs.
Sand	110 lbs.
Calcium Chloride	7 lbs.
Darex	6 ozs.
Water	32 Gallons—6 gallons/bag
4'8" Panel	
Cement Hi Early	767 lbs.
Waylite—Fine	363 lbs.
Coarse	622 lbs.
Sand	166 lbs.
Calcium Chloride	10¾ lbs.
Darex	9½ ozs.
Water	49 Gallons—6 gallons/bag

Tests:

Freeze—Thaw: The specimens cast of material as described in the "B" above and which had an average compressive strength of 4805 p.s.i. were subjected to 250 cycles of alternate freezing and thawing. Each cycle consisted of freezing the specimens until a temperature of 0° F. was recorded at the geometric center. The specimens were then removed from the freezer and thawed to 40° F, sprayed with water at 25 p.s.i. during the thaw period. The result showed that the average percent loss of weight due to the 250 cycles was 0.4%. The complete report of the test as conducted by Manhattan College is on file with and is part of the record.

Fire Test: A full size specimen, as required by C26-591.0, was fire tested at Ohio State University July 31, and August 1, 1950 in the presence of J. A. Darts, Engineering Division, Committee on Test and N. D. Nichols, representing the applicant. As is done in normal construction, the precast sections, two 2'8" and one 4'8" sections were anchored to an upper and lower lintel.

The construction of the fire test panel and the load test panel, for full height, were identical.

The method of erection was as follows: A unit was installed using mortar of a mix of one part cement, one part of lime and six parts of sand to cement the unit to the lintel an anchor ring which was of ⅜" x 1½" flat steel was placed with the flange in the center groove of the slab and resting on the lintel. A paper tubing, 3" O.D. and with a wall thickness of 3/16" was set on top of the ring anchors and pressed into the grooves. The second unit was placed so as to have

the groove of the second unit slide down the paper core and was lowered into place on the mortar bed on the lintel. The third unit was installed in the same manner. A grout mixture of the mortar was then poured down the joint filling the joint to the paper core. A ¾" horizontal reinforcing rod was inserted through the ring anchors and wire tied in position and sections of the strap anchors were in turn wire tied to the reinforcing rod.

The test was conducted in accordance with the requirements of C26-579.0 through C26-587.0 Administrative Building Code with the exception that additional thermocouples were placed at the joints since it was the opinion of the Committee that the paper tubing in the joints might cause a plane of weakness.

Result: The panel successfully withstood the fire test for a period of 4 hours and 20 seconds, at which time the test was discontinued although the end point maximum temperature on the unexposed side had not been reached. During the entire fire test the panel was subjected to a load of 18,000 lbs. This load was applied by two hydraulic jacks under a load distributing beam. The panel also withstood a 45 lb. hose stream for 5 minutes, thereby qualifying as a four hour wall. The complete report of Ohio State University is on file with and is part of the record in this application.

Load Tests. Test panels of a mix as described under "A" were load listed for both positive and negative wind pressure on both a full height (10'0") wall and a cantilever wall 3'8" high. The walls were installed in the same manner as the panel used in the fire test as herein described.

Results: Cantilever wall: The simulated wind positive pressure against the cantilever wall—3'8" x 10'0" in size caused failure due to a slippage of the ring anchor at 2764 lbs. or a 76 lbs./sq. ft. of surface.

On the full size wall, 10'0" x 10'0", the load required to cause failure was 9000 lbs. or 90 lbs./sq. ft. of surface. The complete reports of the Haller Testing Laboratories, Inc., are on file with and are part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Precast Building Sections (masonry wall) as manufactured by the Precast Building Sections at their plant at New Hyde Park, Long Island, New York in sizes as follows:—Width; 2'8"; 3'4"; 4'0" and 4'8"—Height; Maximum of 10'0"; Depth; 0'8" and of a mix as follows:

2'8" Panel:	
Approved Hi Early Cement	508 lbs.
Waylite—Fine	240 lbs.
Waylite—Coarse	411 lbs.
Sand	110 lbs.
Calcium Chloride	6 lbs.
Pozzolith	3 lbs.
Darex	3 ozs.
Water	8 gal./sack of cement
4'8" Panel:	
Approved Hi Early Cement	767 lbs.
Waylite—Fine	363 lbs.
Waylite—Coarse	622 lbs.
Sand	166 lbs.
Calcium Chloride	11 lbs.
Pozzolith	4½ lbs.
Darex	9 ozs.
Water	8 gal./sack of cement

(all materials to be accurately weighed); the above mixes are a 1 : 1.5 mix by weight and when the intermediate sizes, namely 3'4" and 4'0" panels are manufactured the mix used shall be in the ratio, namely a 1: 1.5 mix for the following uses: Apron wall; as defined by C26-15.0; Panel wall as defined by C26-106.0 and as a Spandrel wall as defined by C26-139.0 as having met the requirements of C26-446.0 Administrative Building Code on condition that all reinforcement and anchors shall be as described herein, and as shown on Dwg. 4, marked "Received February 16, 1950" which is on file with the analyses of test reports in the record and further that all anchor rings shall be spaced not further than 4'8" on centers and the vertical joints shall be constructed as above described in the fire test and load test panels.

The Committee further recommends that, due to the technique involved in erection, all erections of Precast Building Sections shall be under the immediate and responsible supervision of Precast Building Sections, Inc., and further, that all plans for constructions, in which this material is used for the purposes herein described, shall bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 520-48-SM." The Committee further recommends that all bills of materials, invoices and bills of lading be similarly marked.

HARRIS H. MURDOCK,
Chairman

EDWIN W. KLEINERT,
Commissioner

JOHN A. DARTS,
Engineering Division
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

491-31-SA—Vol. IV

APPLICANT—Perfection Stove Co., owner.

SUBJECT—Application for consideration—reopening for test and report as to additional models re Perfection Oil Burning Heater, Models 3168, 3140, 3050 and 3040 and Ivanhoe Oil Burning Heater, Models 2150, 2050, 2140, 2040 and 2030 (previously approved).

APPEARANCES—
For Applicant: Frank W. Blauvelt.

ACTION OF BOARD—Application reopened as Vol. IV, for test and report as to additional models and chassis in present models as previously approved under Vols. 1, 2 and 3.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

746-38-SA

APPLICANT—Service Station Equipment, Company, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Bennett Pumps for Motor Fuels, Models 746, 747, 756, 757, 780, 788, 789, 746D, 756D, 757D, 788D and 789D (previously approved).

APPEARANCES—
For Applicant: J. F. Davis.

ACTION OF BOARD—Application reopened for test as to additional models and to include models previously submitted but omitted in the report.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

407-48-SM—Vol. III

APPLICANT—Lehigh Materials Company, owner.

SUBJECT—Application for consideration—reopening and consideration of substitution of Lelite—re Lelite General Purpose Aggregate for Exterior Use (previously approved).

MINUTES

APPEARANCES—
For Applicant: Ansel T. Rogers.
ACTION OF BOARD—Application reopened as Vol. III, to consider the substitution of Lelite for cinder concrete as approved under Vols. 1 and 2 of report.
THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

555-50-SM

APPLICANT—Morton Manufacturing Corp., owner-manufacturer (M. J. Jackson, Advertising Manager, Nash Kelvinator Sales Corp., agent).
SUBJECT—Morton Combination Sink Faucet with Spray, Model FWS-8, approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application withdrawn on written request of applicant.
THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

APPEALS FROM ADMINISTRATIVE DECISIONS

1-50-A

APPLICANT—William Shary, for Clifmar Realty Corporation, owner.
SUBJECT—Appeal reopened November 21, 1950—re Appeal from a decision of the borough superintendent (previously granted on condition).
PREMISES AFFECTED—37-01 Vernon boulevard and 8-02 37th avenue, southeast corner (Block 358, Lot 16), Long Island City, Borough of Queens.
APPEARANCES—
For Applicant: William Shary.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Resolution amended.
THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (1-50-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 37-01 Vernon boulevard and 8-02 37th avenue, southeast corner (2nd floor); (Block 358, Lot 16), Long Island City, Borough of Queens, was granted by the Board March 14, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant requests that the resolution adopted by the Board March 14, 1950 be amended so as to delete therefrom the requirement that the fire alarm system be maintained and to permit an increase in occupancy from 36 persons on the first floor as stated by the applicant to 100 persons as approved by the borough superintendent July 14, 1950, on amendment to Alt. Applic. 65-1949; and

WHEREAS, the applicant states that at the time of filing the appeal the building was described as equipped with an interior fire alarm system, and that regular monthly fire drills were maintained; that this statement was based on information supplied by the owner who believed that the central station signal alarm system attached to the existing Underwriters approved voluntary one source sprinkler system was an approved interior fire alarm system; and

WHEREAS, since this building is not over two stories in height and has less than 25 employees above the ground floor, the requirement for a fire alarm system and regular monthly fire drills is not applicable at this time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 14, 1950, so that the last clause of the resolution shall read:

". . . that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the voluntarily installed one-source sprinkler system with connection to fire headquarters through an approved central station shall be maintained; that the fire alarm system previously erroneously stated by the applicant to exist need not be installed nor fire drills held; that in view of the additional objection cited in the decision of the borough superintendent, dated December 7, 1949, acting on Alt. Applic. 65/49, Objection 1, the second floor shall be occupied only as proposed for office work and the occupancy of the second floor shall be restricted to the capacity of the primary means of exit; that in addition there shall be maintained a door to the roof and a balcony with a counterbalanced stair to grade, all as proposed and shown on plans marked 'Received January 3, 1950' (2 sheets); that the occupancy of the first floor shall not exceed 100 persons; that in all other respects the requirements of the resolution as adopted March 14, 1950, shall be complied with."

485-50-A

APPLICANT—John J. McNamara, for Morilla Realty Corp., owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—328-332 East 23rd street, south side, 265 ft. west of 1st avenue (Block 928, Lot 40), Borough of Manhattan.
APPEARANCES—
For Applicant: Arthur Chodosh and John E. Fabergas, Jr.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (485-50-A)

WHEREAS, John J. McNamara for Morilla Realty Corporation, owner, filed June 28, 1950, an appeal from a decision of the borough superintendent, affecting premises 328-332 East 23rd street, south side, 265 ft. west of First avenue (Block 928, Lot 40), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent acting on Alt. Applic. 1085-50, dated June 23, 1950, reads:

"1. The building being more than four stories in height would have to be of fireproof construction as per Sec. 4.2.1 Building Code."

and

WHEREAS, the applicant states that building is six stories 75 ft. in height; 60 ft. by 85 ft. in area; of class 3 construction; erected in 1896 as a lodging house, located in an unrestricted use, D area, class 1½ height district, and so used and occupied from time of construction to 1945 and since 1945 as follows: basement, boiler room and manufacturing artists and draftsmen's materials, 50 persons; 1st and 2nd floors, manufacturing artists and draftsmen's materials, 50 persons each; 3rd floor, manufacturing dental equipment, 50 persons; 4th floor, manufacturing artists and draftsmen's materials, 50 persons; 5th and 6th floors, vacant; proposed to be used and occupied without change except that the 5th and 6th floors will be used for manufacturing with an occupancy of 50 persons each; that the building is provided with a one source sprinkler system, an interior fire alarm system and regular monthly fire drills are maintained; that there is one 3 ft. 6 in. wide interior wood stairs, brick enclosed, equipped with kalmein self-closing doors leading from roof bulkhead direct to street and two fire escapes, one front

and one rear, extending to roof by stair and to street by ladder and to yard by stairs; that windows and door openings on the course of the fire escape are fireproof self-closing; that adjoining buildings to the east and west are 75 and 74 ft. in height respectively; and

WHEREAS, amendment to Alt. Applic. 1085-1950 filed by the applicant June 22, 1950, with the borough superintendent, stated that exits comply with Section 271 of the Labor Law and will consist of an exterior steel stair enclosed with wire mesh at the rear of the building and will have egress through the primary means of egress in addition to the existing stair in building; and

WHEREAS, the applicant now contends that a variance of Section 4.2.1 of the Code is requested to permit the extension of the manufacturing use to the 5th and 6th floors; that the manufacturing use was approved by the Department for all floors from cellar to the fourth floor inclusive in 1945; that the building will be served by a sprinkler system which has been approved by the Fire Department and the Department of Housing and Buildings under Sprinkler Application 286-1950; that this system will be supplied by a 6 in. connection to the existing street and will have a booster pump in the cellar; that in addition there will be an approved fire alarm system installed and monthly fire drills will be held; that a new approved 3 ft. 8 in. exterior steel stair will be provided at rear enclosed in 5 ft. high wire screening on all sides and will extend from rear yard to roof with access thereto on all floors by fireproof self-closing doors in full compliance with Sections 268 and 271 of the Labor Law; that in addition to the new exterior stair and the present interior stair enclosed in masonry there is an approved fire escape at the front of the building in compliance with Section 274 of the Labor Law and the factory exit rules of the Board; and

WHEREAS, Certificate of Occupancy issued November 2, 1945, upon completion of work under Alt. Applic. 339-1945, describes the building as non-fireproof construction with an occupancy classification of "commercial" and permits its use from cellar to fourth floor inclusive for manufacturing with 50 persons per floor and provides that the 5th and 6th floors will remain vacant; this certificate of occupancy supersedes No. 31074 (temporary); and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1085-50, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the uses proposed *on condition* that the building shall not be further increased in height or area; that the following alterations to the building shall be carried out as indicated on revised plans, marked "Received December 1, 1950" (5 sheets), in accordance with the applicant's letter dated December 1, 1950, reading as follows:

"1. Exit door from the rear yard of our premises to the rear yard of the adjoining premises to the west, equipped with an exit light and exit sign, as existing;

2. Entire building is supplied with a one-source automatic sprinkler system connected to the Central Station Signals located at 71 West 23rd Street, New York City; the sprinkler system has been approved by the Fire Department, Department of Housing and Buildings, under Fire Prevention Application No. 286/50, also the New York Fire Insurance Rating Organization;

3. The boiler room is now entirely enclosed with 6 in. cinder block wall and a fireproof self-closing door;

4. There is wire glass in all windows that face windows of the adjoining building; all windows of the adjoining building to the west are equipped with steel shutters. There is also wire glass in all windows adjoining the front fire escape and the rear exterior steel stair. This wire glass is now noted on the plans.

5. The approved liveload is 120 pounds per sq. ft. on each floor and is so marked on drawings. The liveloads are posted on each floor of the building."

that the occupancy per floor shall not exceed that lawfully permitted for the primary means of exit; that the exits as shown on such revised plans shall be maintained and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that a new certificate of occupancy shall be obtained superseding Certificate of Occupancy 31074.

578-50-A

APPLICANT—Elias K. Herzog, for Alan A. Schwimmer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (578-50-A)

WHEREAS, Elias K. Herzog for Alan A. Schwimmer, owner, filed July 26, 1950 an appeal from a decision of the borough superintendent, affecting premises 1115 President street and 220 Rogers avenue, northwest corner (Block 1274, Lot 42), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent dated July 12, 1950 acting on Alt. Applic. 2645-47 reads:

"1. Provide legal ventilation for rooms facing rear lot line as per sect. 5.1.11.1 B.C.

2. Unoccupied area required as per sec. 12-6, Art. IV of Zone Resolution (for "B" zone).

3. Windows on lot line to comply with sect. 10-7-11 B.C."

and

WHEREAS, the applicant states that the building is 3 stories, 33 ft. in height, 27 ft. 3½ in. by 46 ft. 6 in. in area, in a business use D area class 1 height district, used and occupied since 1938 as follows: cellar—boiler room and storage; 1st floor—dentists' offices; 2nd floor—dwelling—1 family; 3rd floor—dwelling—1 family; that the building is provided with one 3 ft. wide wood stairs, enclosed in fire-retarded partitions, equipped with wood self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, Zoning Violation 64-47 was issued May 8, 1947 for reducing the lot area so that vacant spaces required by Art. 4, Sec. 12 and the courts required by Art. 4, Sec. 18 have not been provided as required by Art. 4, Sec. 10, and that the building is being occupied without a certificate of occupancy as required by Sec. 22 of the zoning resolution, and directing that the zoning resolution be complied with or the lot returned to its original size and a new certificate of occupancy obtained; and

WHEREAS, the applicant contends that a three story brick structure was erected on the corner and a one story extension on President street in 1916 on a lot 27 ft. 3½ in. front on Rogers avenue and 100 ft. on President street for use as stores on the first floor and one family on each of the 2nd and 3rd floors, and C.O. 4910-24 was issued; that in 1937 an alteration was made dividing the extension from the main structure and changing the use of the first floor of the three story structure to dentists' offices under Permit 6907-37; that in 1938 under Permit 11417 the one story original extension was changed to a synagogue; that under an agreement with the congregation they could acquire the synagogue portion of the property when they had the required purchase price; that in 1946 the synagogue purchased the extension; that in 1947 a violation was issued against both buildings calling the reapportionment illegal; that at that time Alt. 4140-46 was pending for alteration

of the synagogue and an objection was issued on such alteration application, which objection was the subject of appeal to the Board under Cal. 320-48-A, at which time the Board suggested that the owner of the corner building now in question file an appeal in order to dispose of the entire case; that, however, the owner of the corner building now in question at that time decided to change the second floor apartment to offices making the building into a business building and the borough superintendent then waived his objection as to the reapportionment and approved the plan and the Department also approved an alteration to the synagogue under Application 4140-46 and the appeal under Cal. 320-48-A was withdrawn; that the owner of the corner building now in question finds it difficult to go through with the proposed alteration and has encountered the problem of dispossessing the present tenant; that the alteration would require making closets out of rooms, changing windows, etc.; that the applicant feels this constitutes a hardship for the owner which is unwarranted by the conditions; and

WHEREAS, the applicant contends that the reapportionment did not involve the sale of unoccupied area but rather the sale of a building, an independent building as is evidenced by the fact that Alt. 11417-38 calls distinctly for the alteration of the rear building and not an extension; that the records of the Sewer Department show two independent buildings existing before 1945; that no yard is required under the zoning resolution for the corner building or for the rear building as the lot is only 27 ft. 3½ in. deep; and

WHEREAS, the applicant further states that in deeding away the rear portion of this property, the owner of this property in question reserved a 10 ft. easement to secure permanent light and air for his building; and

WHEREAS, Certificate of Occupancy 4910 issued May 28, 1924 describes the building as a corner building, 220 Rogers avenue, and permits its occupancy as a store and two family; and

WHEREAS, the owner was convicted on a charge of violation of the Administrative Code on June 28, 1949 and sentence was suspended and again convicted June 7, 1950 and fined in Municipal Term, Magistrates Court, Brooklyn; and

WHEREAS, under Cal. 320-48-A, a public hearing was held June 15, 1948 and the matter was laid over for inspection by a committee of the Board to July 7, 1948 on which date the appeal was placed on the reserve calendar pending the filing of an application for a zoning variance as to the corner building; and

WHEREAS, on May 3, 1949 the appeal was withdrawn; and

WHEREAS, no application for a zoning variance has yet been filed affecting the corner building; and

WHEREAS, the premises were inspected by a committee of the Board; and

WHEREAS, the Board deemed that due to the fact these buildings are under separate ownership and there is no possibility of one owner acquiring both of them to restore them to the original condition when under one ownership that the appeal should not be granted.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2645-47, objections 1, 2 and 3, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

684-50-A

APPLICANT—Julius S. Rapson, for William A. Jesberger, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—99-04 to 99-10 211th street, southwest corner of 99th avenue, west side of 211th street, 50 ft. south of 99th avenue and 99-07 Bellaire place, southeast corner of 99th avenue, east side of Bellaire place, 142 ft. south of 99th avenue (Block 10878, Lots 55, 59 and 61), Queens Village, Borough of Queens.

APPEARANCES—
For Applicant: Irving Newman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (684-50-A)

WHEREAS, Julius S. Rapson, for William A. Jesberger, owner, filed September 28, 1950 an appeal from a decision of the borough superintendent, affecting premises 99-04 to 99-10 211th street, and 99-07 Bellaire place (Block 10878, Lots 55, 59 and 61), Queens Village, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated September 25, 1950 acting on N.B. Applic. 4787-4788 and 4790-50 reads:

"1. No frame construction permitted within fire limits 4.1.2

2. No 2" lumber permitted within fire limits 7.1.4."

and

WHEREAS, the applicant states that the premises consist of three separate lots, located in a retail use C area class 1 height district, upon each of which lots it is proposed to erect a 1½ story frame one family dwelling, 24 ft. 8 in. by 38 ft. in area; and

WHEREAS, the applicant contends that the proposed buildings will be constructed of frame and surfaced with brick veneer and asbestos shingles and provided with side yards having a minimum width of 12 ft.; that this type of building will be in keeping with the other buildings in the neighborhood; that it is also proposed to use 2 in. thick beams instead of the required 3 in. thick beams and the building will in all other respects comply with the requirements of the building code for similar buildings when erected outside the fire limits.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 4787, 4788 and 4790/50, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and is hereby *granted*, to permit the construction and occupancy of the three residential buildings involved, as indicated on plans filed with this appeal, marked "Received November 30, 1950" (1 sheet) and "December 7, 1950" (1 sheet), *on condition* that the residential buildings shall comply in all respects with the requirements for similar buildings when erected outside the fire limits and in accordance with the requirements of a "D" area district; that the occupancy of each building shall be restricted to one family; that if an accessory garage is erected in connection with each building, such garage shall comply with the requirements for a residential, D area district.

895-42-A

APPLICANT—Max Schwartz, for Martha Jubert, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent (previously granted on condition for a term of years).

PREMISES AFFECTED—1381 East 23rd street, east side, 90 ft. north of Avenue N, (Block 7659, Lot 11), Borough of Brooklyn.

APPEARANCES—
For Applicant: Max Schwartz and Martha Jubert.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (895-42-A)

WHEREAS, this appeal from a decision of the borough superintendent, affecting premises 1381 East 23d street, east side, 90 ft. north of Avenue N (Block 7659, Lot 11), Borough of Brooklyn, was granted by the Board April 27, 1943, on certain conditions and for a term of two years; and

WHEREAS, the term of variance was extended November 7, 1945, January 28, 1947 and December 7, 1948; and

WHEREAS, the resolution was amended January 28, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 27, 1943, as *amended* by resolutions adopted through December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *granted* for a term of two (2) years from the date of this *amended* resolution . . .; that other than as herein *amended,* the resolution as adopted on April 27, 1943, as *amended* through December 7, 1948, shall be complied with in all respects and that a certificate of occupancy shall be obtained (Alt. App. 3542/42)."

353-49-A

APPLICANT—Jacob J. Gloster, for 211 East 94th Street Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—209 East 94th street, north side, 155 ft. east of 3rd avenue (5th floor); (Block 1540, Lot 7), Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob J. Gloster.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (353-49-A)

WHEREAS, this appeal from a decision of the borough superintendent affecting premises 209 East 94th street, north side, 155 ft. east of 3rd avenue (5th floor); (Block 1540, Lot 7); Borough of Manhattan was granted by the Board June 21, 1949, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1949, by adding thereto:

". . . that irrespective of the statement by the applicant that the fire alarm system in the present building at #211-213 East 94th street is an interior fire alarm system and will be extended into #209, such proposal need not be complied with; that in all other respects the resolution adopted by the Board on June 21, 1949, shall be complied with (Alt. 191-49)."

529-44-A—Vol. II

APPLICANT—Sylvania Electrical Products, Inc., owner.

SUBJECT—Application for consideration—reopening and consideration of additional cylinder of hydrogen—re Appeal from an order of the fire commissioner and a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—208-20 Cross Island parkway, south side, 300 ft. east of Roe place (basement and first floors); (Block 5844, Lot 1), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Clifton A. Smith and Boyd D. Metz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider additional storage of hydrogen in accordance with new decision of the Fire Commissioner.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

504-50-A

APPLICANT—Louis Hatkoff, for Brendang Realty Co., owner.

SUBJECT—Application (decision of the borough superintendent) filed pursuant to section 310 of the Multiple Dwelling Law for variation of the provision of sections 102 or 231 of the Multiple Dwelling Law re means of egress.

PREMISES AFFECTED—164 West 79th street, south side, 150 ft. east of Amsterdam avenue (Block 1150, Lot 56), Borough of Manhattan.

APPEARANCES—

For Applicant: Louis Hatkoff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after argument.

THE VOTE TO WITHDRAW—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

458-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 3, Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and Henry G. Liese.

ACTION OF BOARD—Laid over for inspection by committe of the Board; date to be set for decision.

459-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Pier 2, Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes and Henry G. Liese.

For Administration: Fred C. Autenreith, Fire Dep't.

ACTION OF BOARD—Laid over for inspection by committe of the Board; date to be set for decision.

460-50-A

APPLICANT—American Dock Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—Foot of Victory boulevard and Bay street—Piers 4 and 5 Upper New York Bay (Block 200, Lot 1), Tompkinsville, Borough of Richmond.
APPEARANCES—
For Applicant: Kenneth W. Milnes and Henry G. Liese.
For Administration: Fred C. Autenreith, Fire Dep't.
ACTION OF BOARD—Laid over for inspection by committee of the Board; date to be set for decision.

631-50-A

APPLICANT—Seymour A. Mitteldorf, for Gerel Corporation, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1114 Madison avenue, west side, from north side of East 82nd street to south side of East 83rd street, 21 East 82nd street and 28-30 East 83rd street (Block 1494, Lot 15), Borough of Manhattan.
APPEARANCES—
For Applicant: Seymour A. Mitteldorf.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to December 19, 1950, at 2 P.M. for further consideration.

722-50-A

APPLICANT—Gustave Goldman, for Dante A. Frascone, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—710 Courtlandt avenue, east side, 50 ft. south of East 155th street (Block 2401, Lot 6), Borough of The Bronx.
APPEARANCES—
For Applicant: Gustave Goldman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 16, 1951, at 2 P.M. for inspection and decision without further argument.

763-50-A

APPLICANT—H. M. Cole for Cole and Liebmann, for Wilkney Realty Corporation, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—77 East 121st street, north side, 20 ft. west of Park avenue (Block 1747, Lot 55), Borough of Manhattan.
APPEARANCES—
For Applicant: H. M. Cole.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 9, 1951, at 2 P.M. for further consideration after applicant has studied the requirements of the Board in a similar application granted under Cal. 714-49-A.

776-50-A

APPLICANT—Samuel Cohen, for Ruth Santo, owner.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—301 West 90th street and 621 West End avenue, northwest corner (new partial 6th floor); (Block 1251, Lot 18), Borough of Manhattan.
APPEARANCES—
For Applicant: Samuel Cohen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 16, 1951, at 2 P.M. for applicant to file revised plan showing existing roof condition.

804-50-A

APPLICANT—George G. Miller, for Samuel Reznick and Jerome Reznick, owners.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—109-115 West 26th street, north side, 150 ft. west of Avenue of the Americas (5th, 6th, 8th and 9th floors); (Block 802, Lot 31), Borough of Manhattan.
APPEARANCES—
For Applicant: George G. Miller.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 9, 1951, at 2 P.M. for applicant to file statement as to probable length of tenancy of each occupant of the building.

ZONING APPLICATIONS

491-29-BZ—Vol. II

APPLICANT—Herman Kron, for NKC. Holding Corporation, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the change of occupancy from garage for more than five motor vehicles to manufacturing of metal doors with electric machines and amended to permit area to extend through the rear yards.
PREMISES AFFECTED—416-422 Lexington avenue, southwest corner of Tompkins avenue and south side of Lexington avenue, 63 ft. east of Tompkins avenue (Block 1805, part of Lot 6), Borough of Brooklyn.
APPEARANCES—
For Applicant: George Kron.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time extended.
THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy/Chief Guinee 4
Negative 0
THE RESOLUTION (491-29-BZ—Vol. II)

WHEREAS, this application under the zoning resolution, to permit, in a business use district, the erection and maintenance of a garage for the storage of more than five motor vehicles, affecting premises 418-422 Lexington avenue, Borough of Brooklyn, was granted by the Board as Vol. I December 31, 1929, on certain conditions; and

WHEREAS, the resolution was amended April 29, 1930; and

WHEREAS, the resolution was amended April 26, 1949 to permit in a business use district, the change in occupancy from garage for more than five (5) motor vehicles to manufacturing of metal doors with electrical machines, affecting premises 416-422 Lexington avenue, south side, 63 feet east of Tompkins avenue (Block 1805, part of Lot 6), Borough of Brooklyn; and

WHEREAS, the resolution was amended and time to complete was extended March 7, 1950, as Vol. II; and

WHEREAS, the applicant requested a further extension of time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1949, as

amended March 7, 1950, only so far as it has reference to the extension of time to complete, so that as *amended* this portion of the resolution shall read:

". . . in view of statement by applicant that all plans have been approved by the borough superintendent and permits obtained and the work of construction is under way, that all work shall be completed and a new certificate of occupancy obtained within six (6) months from the date of this *amended* resolution (Alt. 4808-47)."

34-35-BZ—Vol. II

APPLICANT—Irving M. Fenichel, for Ken-Isle Inc., owner, Kent Stores, Inc., lessee.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, previously granted on condition, to permit in a residence use district, the extension to existing dry cleaning plant and fur vaults.

PREMISES AFFECTED—17-05 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4729, Lot 46, Block 4747, Lot 1, Block 4732, Lot 9, and Block 4746, Lot 1), Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Irving M. Fenichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (34-35-BZ—Vol. II)

WHEREAS, this application under section 7a of the zoning resolution, permitting on a plot located in a business and residence use district, on which is located a dry cleaning and dyeing establishment, the erection of an extension to the dry cleaning and dyeing buildings, a garage for more than five motor vehicles and the erection of an additional dyeing and dry cleaning building and accessory tanks, etc., affecting premises 17-45 to 18-05 Clintonville street (formerly 18-05 11th avenue), east side, 800 ft. south of Locke avenue (Block 4729, Lot 46, Block 4732, Lot 9 and Blocks 4746 and 4747, Lots 1), Whitestone, Borough of Queens, was granted by the Board as Vol. I June 11, 1935, on certain conditions; and

WHEREAS, time to complete was extended June 30, 1936, resolution amended January 30, 1940, February 9, 1943, July 13, 1943 and April 25, 1944; and

WHEREAS, this application, under sections 7a and 21 of the zoning resolution, to permit in a residence use district the proposed extension to existing dry cleaning plant and fur vaults, affecting premises 17-05 to 18-05 Clintonville street, east side, 800 ft. south of Locke avenue (Block 4729, Lot 46, Block 4747, Lot 1, Block 4732, Lot 9 and Block 4746, Lot 1) Whitestone, Borough of Queens was amended as Vol. II, March 16, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 11, 1935, as *amended* April 25, 1944, and resolutions adopted through March 16, 1948, by adding thereto:

". . . that in view of statement by applicant that the owner does not propose to construct the proposed extension to unit B, that such portion of the resolution referring to such proposed extension of unit B may be omitted *on condition* that in all other respects the requirements of the amended resolution adopted March 16, 1948, shall be complied with (Alt. 2126-47)."

124-36-BZ—Vol. II

APPLICANT—Harry Yahr, for Trustees of Mortgage, Series C-2, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—63-67 West 35th street, north side, 100 ft. east of 6th avenue (Block 837, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Karl W. Glugatch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (124-36-BZ—Vol. II)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a restricted retail use district, for a term of two years, the parking and storage of more than five motor vehicles, affecting premises 63-67 West 35th street, north side, 100 ft. east of Sixth avenue (Block 837, Lot 6), Borough of Manhattan, was granted by the Board as Vol. II October 29, 1940, on certain conditions; and

WHEREAS, the term of the variance was extended from time to time and last extended October 26, 1948; and

WHEREAS, the applicant requested a further extension of the term of the variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 29, 1940, as *amended* through October 26, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *Granted* under section 7h for a term of two (2) years from the date of this *amended* resolution, to permit the parking and storage of motor vehicles *on condition* . . . and that other than as herein *amended* the conditions of the resolution of October 29, 1940, shall be complied with in all respects and a certificate of occupancy shall be obtained (Misc. Applic. 156-40).

426-37-BZ—Vol. III

APPLICANT—George Edward Beatty, for R. C. Church of St. Francis DeSales, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the extension in the rear of existing building of a fireproof lean-to storage room extending into the required rear yard and the extension in front within required setback to enclose existing stairs at main entrance and to rearrange existing stairs and create extra office space; and the vertical extension on existing roof using more than the area permitted (previously granted by the Board for extension of existing building in excess of area permitted).

PREMISES AFFECTED—129-02 to 129-16 Rockaway Beach boulevard, north side from Beach 129th to Beach 130th street, 201-235 Beach 129th street and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47) Belle Harbor, Borough of Queens.

APPEARANCES—
For Applicant: Joseph P. Rubbo.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (426-37-BZ—Vol. III)

WHEREAS, this application under section 21 of the zoning resolution, to permit in an "F" area district the extension of an existing school building in excess of the area permitted, affecting premises 129-02 to 129-16 Rockaway Beach boulevard and 201-231 Beach 129th street, northwest corner and 202-216 Beach 130th street (Block 727, Lots, 26, 28, 41 and 47), Belle Harbor, Borough of Queens was granted by the Board October 5, 1937, as Vol. I; and

WHEREAS, this application, under section 21 of the zoning resolution to permit in an "F" area district the extension of an existing school building in excess of the area permitted affecting premises 129-02 to 129-16 Rockaway Beach boulevard and 201-235 Beach 129th street northwest corner and 206-216 Beach 130th street (Block 727, Lots 22, 26, 28, 41 and 47) Belle Harbor, Borough of Queens, was amended as Vol. 2, July 20, 1938; and

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the extension in the rear of existing building, a fireproof lean-to storage room extending into the required rear yard, and the extension in front within required setback to enclose existing stairs at main entrance and to re-arrange existing stairs and create extra office space; and the vertical extension on existing roof, using more than the area permitted (previously granted by the Board for extension of existing building in excess of area permitted) affecting premises 129-02 to 129-16 Rockaway Beach boulevard, north side, from Beach 129th to Beach 130th streets, 201-235 Beach 129th street and 202-216 Beach 130th street (Block 727, Lots 28, 41 and 47), Belle Harbor, Borough of Queens, was amended by the Board December 20, 1949, as Vol. III; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 5, 1937, as *amended* through December 20, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that all plans have been approved and the work has been partly completed, that all permits shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. 526-49)."

1148-38-BZ—Vol. II

APPLICANT—Morton S. Cahn, for James P. Kelly, owner (Neill Supply Company, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner (Block 2287, Lots 1, 2, 3, 5, 7 and 8), Sunnyside, Borough of Queens.

APPEARANCES—
For Applicant: Morton S. Cahn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1148-38-BZ—Vol. II)

WHEREAS, this application, under section 21 of the zoning resolution, permitting in a residence use district the parking and storage of more than five motor vehicles, affecting premises 49-01 48th avenue, northeast corner 49th street (Block 2287, Lots 1, 2, 3, 5, 7 and 8), Long Island City, Borough of Queens, was granted by the Board as Vol. I February 21, 1939, on certain conditions; and

WHEREAS, on May 9, 1944, the resolution was amended as Vol. II under section 7e of the zoning resolution, permitting for a term of two years, the additional use of storage of pipe as well as parking and storage of more than five motor vehicles; and

WHEREAS, the term of variance was extended from time to time as Vol. I and Vol. II and last extended December 7, 1948; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 21, 1939, as *amended* through December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

". . . *Granted* under section 7e for a term of two (2) years from the date of this *amended* resolution to permit the plot to be occupied for the storage of pipe, *on condition* . . . and that other than as herein *amended* the conditions of the resolution adopted May 9, 1944, shall be complied with; that a certificate of occupancy shall be obtained (Misc. Applic. 342-44)."

58-39-BZ

APPLICANT—Braff and Braff, for Anfred Realty Corporation, owner (Eddie Wheatle, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building to a motor vehicle repair shop for a temporary term of years.

PREMISES AFFECTED—1351½ Webster avenue, west side, 424.49 ft. north of East 169th street (Block 2887, Lot 165), Borough of The Bronx.

APPEARANCES—
For Applicant: Irving Braff.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (58-39-BZ)

WHEREAS, this application under section 21 of the zoning resolution, permitting in a business use district, the conversion of occupancy of a building to a motor vehicle repair shop, affecting premises 1351½ Webster avenue, west side, 424.49 ft. north of East 169th street (Block 2887, Lot 165), Borough of The Bronx, was granted by the Board June 27, 1939, on certain conditions for a period of five (5) years; and

WHEREAS, the term of variance was extended January 15, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1939, as *amended* by the Board January 15, 1946, only so far as it has reference to the term of the variance so that as *amended* this portion of the resolution shall read:

". . . *Granted* under section 7i for a term of five (5) years, to permit the premises to be occupied as a motor vehicle repair shop, *on condition* that in connection with such repair work the conditions of the resolution adopted on June 27, 1939 shall be complied with in all respects; that a certificate of occupancy shall be obtained (N.B. 1326-27)."

602-48-BZ

APPLICANT—Andrew McCormack, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit in a residence use district, the use of an existing building as a six-car garage, for a term of years.

PREMISES AFFECTED—8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew J. McCormack.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (602-48-BZ)

WHEREAS, this application under section 7e of the zoning resolution to permit in a residence use district, the use of an existing building as a six (6) car garage; affecting premises 8-10 Ford street, west side, 41 ft. 9 in. south of Carroll street (Block 1415, Lots 31 and 32), Borough of Brooklyn was granted by the Board October 26, 1948, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted October 26, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"*Granted* under section 7e for a term of five (5) years from the date of this *amended* resolution, to permit the existing garage units as proposed and as indicated on plans filed with this application marked "Received June 29, 1948," (2 sheets), to be occupied and rented out as private garages *on condition* that the building shall be repaired as proposed and put in good structural condition; that the plot shall be cleared of debris and graded; that there shall be erected a substantial woven wire fence around the lot with a gate to Ford street as proposed; that the balance of the lot shall not be occupied for the parking and storage of cars and that no other use shall be permitted on the plot during the term of this variance except the use herein permitted; that all work shall be completed and a certificate of occupancy shall be obtained within three (3) months from the date of this *amended* resolution (Alt. Applic. 940-48)."

766-48-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner (Cities Service Oil Company, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a business use district, the alteration and reconstruction of existing gasoline service station, to include retail sales, auto laundry, lubritorium and motor vehicle repair shop, with entrance more than permitted distance from intersection.

PREMISES AFFECTED—6761-6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (766-48-BZ)

WHEREAS, this application under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the alteration and reconstruction of existing gasoline service station to include retail sales of motor vehicle accessories, auto laundry, lubritorium and motor vehicle repair shop, with an entrance more than the permitted distance from the intersection; affecting premises 6761 to 6765 4th avenue, northeast corner of 68th street (Block 5855, Lot 1), Borough of Brooklyn was granted by the Board December 14, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended December 6, 1949; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1948, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . in view of statement by applicant that plans have been approved and permits obtained and that the work is in progress, that all work shall be completed and a certificate of occupancy shall be obtained within one (1) year from the date of this *amended* resolution (N.B. 394-48)."

635-49-BZ

APPLICANT—DiCamillo and Alicandri, for Carmelo Sgarlato, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carmine Copadono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (635-49-BZ)

WHEREAS, this application under section 7e of the zoning resolution, to permit in a residence use district the storage of fruit and two truck garage, affecting premises 78 Butler street, south side, 150 ft. east of Smith street (Block 409, Lot 14), Borough of Brooklyn was granted by the Board November 15, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended February 21, 1950 and May 31, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1949, only so far as it has reference to obtaining permits and completion of work, so that as *amended* this portion of the resolution shall read:

". . . that in view of the statement made by the applicant that all permits have been obtained and all work has been about 95% completed and that it will be completed within two (2) weeks, that all work shall be completed and a certificate of occupancy obtained within three (3) months from the date of this *amended* resolution (Alt. Applic. 2390-49)."

895-49-BZ

APPLICANT—Jacob Lubroth and Son, for Alexander Stolow, owner.

SUBJECT—Application for consideration—reopening to consider amendment—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station and lubritorium, for a term of (15) fifteen years.

PREMISES AFFECTED—5701-5707 Flatlands avenue and 901-911 East 57th street, northeast corner and 5702 Avenue I (Block 7783, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (895-49-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and lubritorium for a term of fifteen years, affecting premises 5701 to 5707 Flatlands avenue and 901 to 911 East 57th street, northeast corner and 5702 Avenue I (Block 7783, Lot 43), Borough of Brooklyn was granted by the Board April 25, 1950, on certain conditions; and

WHEREAS, plans were approved as being in substantial compliance with the Board's requirements and the resolution was amended July 25, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1950, by adding thereto:

". . . that irrespective of the requirements of the resolution adopted July 25, 1950 the curb cuts from Flatlands avenue may be 25 ft. in width each; that the number of 550 gallon gasoline tanks may be eight (8) instead of six (6) and that minor rearrangements as to water closet compartment, plumbing and store front may be made as indicated on revised plan marked "Received October 31, 1950," (2 sheets), *on condition* that in all other respects the resolution adopted by the Board on July 25, 1950, shall be complied with in all respects (N.B. 1280-49)."

341-50-BZ

APPLICANT—A. H. Salkowitz, for Wacrest Construction Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution as to signs—re Application (decision of the borough superintendent) previously granted on condition, under section 7A of the zoning resolution, to permit in a retail use district, the installation of show windows, business entrances and business signs more than the permitted distance from the intersection.

PREMISES AFFECTED—25-01 to 25-09 36th avenue and 35-51 to 35-57 Crescent street, northeast corner (Block 339, Lot 21), Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Abraham H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (341-50-BZ)

WHEREAS, this application under section 7A of the zoning resolution, to permit in a retail use district the installation of show windows, business entrances and business signs more than the permitted distance from the intersection, affecting premises 25-01 to 25-09 36th avenuc, and 35-51 to 35-57 Crescent street, northeast corner (Block 339, Lot 21), Astoria, Borough of Queens; was granted by the Board July 18, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that the work is all completed and that a certificate of occupancy has been issued for the building.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 18, 1950, so that as *amended* the resolution shall read:

"*Resolved,* that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *grant*ed under Section 7A, to permit show windows and signs as proposed on Crescent street, as indicated on plans filed with this application marked "Received May 15, 1950," (4 sheets) and November 29, 1950," (4 sheets); that in all other respects the building and occupancy shall comply with the requirements of the resolution adopted July 18, 1950 and all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within six (6) months from the date of this *amended* resolution (N.B. 2-49)."

(Remaining minutes will be printed in the Bulletin of December 26, 1950).

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at three cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN
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DIRECTORY
BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman
EDWIN W. KLEINERT
SEAN P. KEATING
DEPUTY CHIEF TIMOTHY P. GUINEE

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Rooms 1000 to 1018.
TELEPHONE—WOrth 2-5600.
OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m. Saturdays 9 a.m. to 12 noon.

Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building, Borough of Manhattan.

HOURS OF CONSULTATION

10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the engineers, pertaining to the work of the Board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellants and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

DOCKET

New Cases Filed up to December 19, 1950

Cal. No. Dept. Premises Affected.

908-50-A—H.B.B.—288 39th street, south, side, 200 ft. east of 2nd avenue (Block 707, Lot 16), Borough of Brooklyn, Alt. 1885-49.

909-50-A—H.B.M.—446 West 36th street, south side, 200 ft. east of 10th avenue (Block 733, Lot 62), Borough of Manhattan, Alt. 1442-50.

910-50-BZ—H.B.M.—40-47 Washington Square South, 99-111 West 3rd street and 136-146 MacDougal street, block bounded by Washington Square South, West 3rd street, Sullivan street and MacDougal street (Block 541, Lots 1 to 14 inc., 36, 38 to 42 inc.), Borough of Manhattan, Amendment to N.B. 169-48.

911-50-SA—Byron Jackson Co. Horizontally Split Fuel Oil Pump, Models 4x4—OL MX-4 stages, manufactured by Byron Jackson Co., Appliance.

912-50-BZ—H.B.Q.—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens, Alt. 2743-50.

913-50-A—H.B.Q.—101-02 to 101-20 Metropolitan avenue, south side, from 71st avenue to 70th drive, 91-51 to 91-61 71st avenue and 90-52 to 90-62 70th drive (Block 3896, Lot 33), Forest Hills, Borough of Queens, (under section 35, General City Law re bed of mapped street—Metropolitan avenue), Alt. 2743-50.

914-50-BZ—H.B.Q.—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens, N.B. 9313-50.

915-50-A—H.B.Q.—102-02 to 102-20 Metropolitan avenue, south side, from 71st road to 71st avenue, 91-63 to 91-73 71st road and 91-52 to 91-62 71st avenue (Block 3900, Lot 1), Forest Hills, Borough of Queens (under section 35, General City Law re bed of mapped street—Metropolitan avenue), N.B. 9313-50.

916-50-A—F.D.—366 Madison avenue and 24 to 28 East 46th street, southwest corner (floors 5, 6, 7, 11, 12, 14 and 15); (Block 1281, Lot 56), Borough of Manhattan, Decision.

917-50-A—F.D.—222-28 96th avenue, south side, 250 ft. east of 222nd street (Block 10810, Lot 24), Queens Village, Borough of Queens, Decision re 28564 LF.

918-50-BZ—H.B.Q.—108-47 to 108-57 Merrick boulevard and 108-28 to 108-42 171st street, northwest corner (Block 10253, Lots 1 and 10), Jamaica, Borough of Queens, N.B. 9391-50.

919-50-BZ—H.B.Q.—69-02 to 69-20 Northern boulevard and 33-01 to 33-09 69th street, southeast corner and 33-02 to 33-10 70th street (Block 1242, Lot 1), Jackson Heights, Borough of Queens, N.B. 7395-50.

920-50-A—H.B.M.—17-19 West 17th street, north side, 280 ft. west of 5th avenue (Block 819, Lot 27), Borough of Manhattan, B.N. 3499-50.

921-50-BZ—H.B.Bx.—701-711 East 139th street, northwest corner of Jackson avenue and 704-710 East 140th street (Block 2568, Lots 20 and 30), Borough of The Bronx, Alt. 777-50.

922-50-BZ—H.B.B.—183-185 Vermont street, east side, 100 ft. south of Atlantic avenue (Block 3689, Lot 10), Borough of Brooklyn, Alt. 3337-49.

923-50-BZ—H.B.Q.—150-01 to 150-13 Centerville street and 97-02 to 97-16 Albert road, southeast corner (Block 11556, Lot 1), South Ozone Park, Borough of Queens, N.B. 9078-50.

924-50-BZ—H.B.B.—2788-2806 Coney Island avenue, northwest corner of Kathleen court (Block 7224, Lot 72), Borough of Brooklyn, N.B. 1617-50.

925-50-BZ—H.B.Bx.—5695 Broadway and 234 West 234th street, southwest corner (Block 3405, Lots 35, 37, 39, 41, 43 and 45), Borough of The Bronx, N.B. 1313-50.

Restored to Docket.

388-50-A—H.B.Q.—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue), Alt. 445-50.

779-49-A—Vol. II—H.B.M.—743 Fifth avenue, east side, 62 ft. 3 in. north of 57th street (Block 1293, Lot 3), Borough of Manhattan, Amendment to Alt. 966-47.

172-33-BZ — Vol. II — H.B.Q. — 46-22 to 46-30 Kissena boulevard, west side, 25 ft. north of Kalmia avenue (Block 5149, Lots 37 and 39), Flushing, Borough of Queens, N.B. 9535-50.

549-38-BZ—Vol. II—H.B.Bx.—4729 3rd avenue and 4730 Park avenue, southwest corner (Block 3041, Lots 45 and 47), Borough of The Bronx, Alt. 946-50.

612-45-BZ—Vol. IV—H.B.Q.—94-15 to 94-23 Northern boulevard, 32-45 to 32-61 Junction boulevard, northeast corner and 32-44 to 32-60 95th street (Block 1424, Lots 32 and 33), Corona, Borough of Queens, Alt. 2644-48.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

RULES

Last Publication in Bulletin

Blended Cements, Rules for Testing and Use of .....Dec. 3, 1946—Vol. 31, No. 49

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	Last Publication in Bulletin
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry Units, Rules for Manufacture, Testing and Use of	June 10, 1947—Vol. 32, No. 23
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Dec. 28, 1943—Vol. 28, No. 52A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Sept. 10, 1946—Vol. 31, No. 37
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	May 6, 1947—Vol. 32, No. 18
Fire Drill Rules	Sept. 5, 1950—Vol. 35, No. 36
Fire Resistive, Flameproof Materials, etc., Rules for Testing of	Nov. 14, 1950—Vol. 35, No. 46
Fire Retarding Rules for Garages, etc.	July 18, 1950—Vol. 35, No. 29
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	May 25, 1948—Vol. 33, No. 21
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Dec. 31, 1946—Vol. 31, No. 53
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	Jan. 17, 1950—Vol. 35, No. 3A
Opening Protective Assemblies, Rules for Inspection of	Dec. 5, 1950—Vol. 35, No. 49
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	May 30, 1950—Vol. 35, No. 22
Procedure Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Nov. 21, 1950—Vol. 35, No. 47
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating Systems, Chap. 19	Jan. 24, 1950—Vol. 35, No. 4A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 9, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 9, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

612-50-BZ—Application, August 16, 1950, under sections 7f and 7i of the zoning resolution of Irrerra and Luongo, applicants, on behalf of Michael Carracio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing and motor vehicle repairs; premises 24-04 to 24-10 42nd street and 41-12 to 41-20 Astoria boulevard, southwest corner, (Block 687, Lot 16), Astoria, Borough of Queens.

712-50-BZ—Application, October 5, 1950, under sections 7c and 7A of the zoning resolution of Henry G. Harris, applicant, on behalf of Esther B. Lewis and Rhoda Seymour, owners, to permit in the residence use portion of a lot located in a residence and business use district, the construction of a new store with show windows and entrances beyond the permitted distance from the intersection; premises 2304 Sedgwick avenue and 170-182 West Fordham road, southeast corner (Block 3225, Lot 156), Borough of The Bronx.

396-50-BZ—Application, May 24, 1950, under section 7e of the zoning resolution, of Laspia and Agusta, applicants, on behalf of Jean Lefkowitz, owner, to permit in a residence use district, the change in occupancy from public garage to public garage and launderette on first floor; premises 84 (80 displayed) Vernon avenue, south side, 100 ft. east of Marcy avenue (Block 1759, Lot 10), Borough of Brooklyn.

605-50-BZ—Application, August 2, 1950, under section 21 of the zoning resolution of Samuel Carr, applicant, on behalf of Pearl Resnick and Celia Zipes, owners, to permit in a business use, C area district, the erection and maintenance of a business building (stores) using more than the area permitted; premises 5907-5911 Riverdale avenue, west side, 35.18 ft. north of West 259th street (Block 3426, Lots 152 and 153), Borough of The Bronx.

630-50-A—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 65th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

639-50-A—109-115 Dobbin street, west side, 100 ft. south of Meserole avenue (Block 2616, Lot 12), Borough of Brooklyn.

678-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee), to permit in a residence use district, the change in occupancy from dwelling to club; premises 39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

331-32-BZ—Reopened October 10, 1950 as Volume III—Application, September 20, 1950, under sections 7e and 7f, of the zoning resolution of Charles M. Spindler, applicant, on behalf of Sun Oil Company, owner, to permit in a local retail and business use district, the extension of the accessory building on an existing gasoline service station, and the installation of an additional dispensing pump and curb; and to consider the extension of time and term of variance (expired November 13, 1950); premises 2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

319-33-BZ—Reopened July 25, 1950 as Volume II—Application, July 6, 1950, under sections 7e and 7i of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Ralph J. Herman, Dorothy P. Herman, Edward L. Herman and Helen Herman, owners, to permit in the local retail use portion of a plot located in a residence and local retail use, D area district, the addition of a new car auto showroom and motor repairs incidental to new car service, to an existing gasoline service station (previously granted by the Board) without the required rear yard; premises 234-22 to 234-34 Merrick boulevard, southwest corner of Laurelton parkway (Block 13198, Lots 37 and 38), Laurelton, Borough of Queens.

173-44-BZ—Application reopened November 28, 1950 for consideration as to extension of term of variance—re Application, previously granted on condition under section 7e of the zoning resolution, of William A. Lacerenza, applicant on behalf of Antonetta Trupiano, owner (Ralph DeLuca, lessee), permitting in a business use district, the conversion of occupancy of an existing building from light storage to a junk shop, for a term of two years; premises 127-129 Kingsland avenue, west side, 125 ft. north of Herbert street (Block 2829, Lot 27), Borough of Brooklyn.

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8-48-BZ—Reopened November 28, 1950 as Volume II—Application, November 14, 1950, under section 7c of the zoning resolution of Ludwig P. Bono, on behalf of R. C. and T. Corporation, owner, to permit in a business and unrestricted use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles; premises 336-340 East 109th street, south side, 100 ft. west of 1st avenue (Block 1680, Lots 32 and 35), Borough of Manhattan.

608-39-BZ—Reopened October 3, 1950 as Volume II—Application, August 18, 1950, under section 7c of the zoning resolution of Kenneth W. Milnes, applicant, on behalf of Philip Beyer, owner, to permit an existing four-car garage located in the local retail use, D area district portion of the lot to be extended into the residence use, D area district portion of lot, to be used for more than five motor vehicles, and without the required rear yard; premises 767 Forest avenue, north side, 360 ft. east of Broadway (Block 183, Lots 68 and 70), West New Brighton, Borough of Richmond.

516-46-BZ—Reopened November 21, 1950 as Volume II—Application, October 30, 1950, under section 7i of the zoning resolution of Paul Friedman, applicant, on behalf of Carbetty Realty Co., Inc., owner (Prospect Motors, lessee), to permit in a business use district, the erection and maintenance of an extension to an existing automobile showroom to be used as a parts department, motor vehicle repair shop incidental to authorized Chrsyler dealer, and to permit upon the un-built upon portion of plot the outdoor sale and display of more than five motor vehicles; premises 521-539 4th avenue, south side, from 14th to 15th street, 194-202 14th street and 149-155 15th street (Block 1041, Lots 1 and 4), Borough of Brooklyn.

620-49-BZ—Application, August 3, 1949, under section 7c of the zoning resolution of Joseph Lau, applicant, on behalf of Joe Allen Garage, Inc., owner, to permit in a business and unrestricted use of district the change in occupancy of cellar and sub cellar of existing garage for more than five motor vehicles from ordinary storage to garage for more than five motor vehicles; premises 59-63 Allen street, west side, 75 ft. 1 in. south of Grand street, and 88 Eldridge street (sub cellar and cellar); Block 307, Lot 24), Borough of Manhattan.

113-50-BZ—Application, February 6, 1950, under section 7e of the zoning resolution of Richard B. Thomas, applicant, on behalf of Estate of M. Sylvester (Marie Sylvester, Executrix), owner, to permit in a residence use district, the addition of a store in the cellar of existing class "A" multiple dwelling; premises 39½ Washington Square South (West 4th street), southwest corner of Macdougal street (Block 543, Lot 52), Borough of Manhattan.

668-50-BZ—Application, September 19, 1950, under section 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Faytess Realty Corporation, owner, to permit in a residence use district, the parking and storage of motor vehicles; premises 2769 West 36th street, east side, 210 ft. north of Neptune avenue (Block 6979, Lot 55), Borough of Brooklyn.

691-50-BZ—Application, October 3, 1950, under sections 7c, 7h and 21 of the zoning resolution of Maurice G. Uslan, applicant, on behalf of 188th Realty Corporation, owner, to permit in a residence and retail use, D and E area district, the erection and maintenance of a building to be used as stores and bowling alleys, without the required rear yard, and to permit the parking of patrons motor vehicles on unbuilt portion of lot; premises 1656 Richmond road and 9 Buel avenue, northeast corner (Block 3530, Lot 50), Dongan Hills, Borough of Richmond.

849-50-BZ—Application, November 21, 1950, under section 7d of the zoning resolution of Lama, Proskauer and Prober, on behalf of Queens County Savings Bank, owner, to permit in a residence use district, the erection and maintenance of a building to be used as a bank and public library; premises 75-44 Main street and 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens.

850-50-A—Application pursuant to Section 35 of the General City Law re bed of mapped street; premises 75-44 Main street and 142-01 to 142-09 76th avenue, northwest corner and 75-39 to 75-47 Vleigh road (Block 6626, Lot 62), Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 9, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 9, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

763-50-A—77 East 121st street, north side, 20 ft. west of Park avenue (Block 1747, Lot 55), Borough of Manhattan.

804-50-A—109-115 West 26th street, north side, 150 ft. west of Avenue of the Americas (5th, 6th, 8th and 9th floors); (Block 802, Lot 31), Borough of Manhattan.

633-49-A—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

747-50-A—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

284-50-A—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

631-50-A—1114 Madison avenue, west side, from north side of East 82nd street to south side of East 83rd street, 21 East 82nd street and 28-30 East 83rd street (Block 1494, Lot 15), Borough of Manhattan.

869-50-A—Application pursuant to Section 35 of the General City Law to permit the erection of a building in the bed of a mapped street (18th street); premises Foot of 18th street, north side, 400 ft. west of 3rd avenue (Block 625, Lot 70), Borough of Brooklyn.

947-50-A—812 Park avenue, southwest corner of East 75th street (floors 13, 14 and 15); (Block 1389, Lot 38, formerly 38, 39, 40, 40¼, 40½, 41, 42 and 41½), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 16, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

831-41-BZ—Reopened July 5, 1950 as Volume II—Application, June 16, 1950, under section 7c of the zoning resolution of Gabriel Nathan, applicant, on behalf of Beach 35th Street and Boardwalk Corporation, owner, to permit in a residence and business use district, the change in occupancy from handball courts to kiddie rides (amusement rides); premises 34-02 to 34-24 Boardwalk, north side, from Beach 34th to Beach 35th streets;

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61-89 Beach 34th street, 63-72 Beach 35th street and 34-01 Sprayview avenue (Block 306, Lots 7 and 13), Edgemere, Borough of Queens.

196-35-BZ—Reopened October 24, 1950 as Volume II—Application, August 25, 1950, under sections 7c and 7i of the zoning resolution of Morton S. Cahn, applicant, on behalf of Dominick Mustello, owner, to permit in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station to include lubritorium, auto washing, storage and sale of accesories, motor vehicle repairs and office; premises 40-13 Astoria boulevard north (23rd drive) and 23-69 Steinway street, northeast corner (Block 793, Lots 26 and 28), Astoria, Borough of Queens.

616-50-BZ—Application, August 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Mary Cadden, owner, to permit in a residence use district, the erection and maintenance of a business building (stores); premises Northeast corner of Barnes avenue and Astor avenue (Block 4354, Lots 7 and 8), Borough of The Bronx.

626-50-BZ—Application, August 23, 1950, under section 7h of the zoning resolution, of Samuel Rosenblum, applicant, on behalf of Mary Maroon, owner, to permit in a residence use district, the parking and storage of motor vehicles for a temporary period; premises 358 West 53rd street, south side, 150 ft. east of Ninth avenue (Block 1043, Lot 58), Borough of Manhattan.

688-50-BZ—Application, October 3, 1950, under sections 7f and 7h of the zoning resolution, of Robert Gottlieb, applicant, on behalf of Samuel Hyman, owner (Seymour Hyman, lessee), to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office; and to permit the parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot for a term of ten years; premises 3749 Third avenue, west side, 106.26 ft. north of St. Pauls Place (Block 2911, Lot 68), Borough of The Bronx.

768-50-BZ—Application, October 19, 1950, under section 7e of the zoning resolution, of Kitzler and Nurick, applicants, on behalf of Bernard Haussman, owner, to permit in a business use district, the proposed manufacturing on 2nd and 3rd floors in excess of the area of the lot; premises 1805 Church avenue, north side, 25 ft. 6¼ inches east of East 18th street and 63 East 18th street (Block 5079, Lot 32), Borough of Brooklyn.

215-50-BZ- -Application, March 28, 1950, under sections 7e and 21 of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of Hannah Schwartz, owner, to permit in a residence use, D area district the erection and maintenance of a structure to be used as bowling alleys, stores and offices, using more than the area permitted; premises 2228-2250 Linden boulevard and 797-805 Ashford street, southeast corner and 886-896 Cleveland street (Block 4359, Lots 1 and 6), Borough of Brooklyn.

379-50-BZ—Application, May 19, 1950, under section 7c of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Cataldo F. Trubia and Frank L. Cravotta, owners, to permit in a residence use district, the extension and reconstruction in area of an existing gasoline service station to be used as a gasoline service station, auto laundry, sale of auto accessories, lubritorium and offices; premises 147-02 to 147-10 Farmers boulevard and 167-32 to 167-44 147th avenue, southwest corner (Block 13302, Lots 156, 160 and 190), Jamaica, Borough of Queens.

513-50-BZ—Application, July 7, 1950, under sections 7h and 7A of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of John J. Farrell and David Berk, owners, to permit in the residence use portion of a lot located in a residence and retail use district, the parking of patrons' and employees' cars, with a curb cut more than the permitted distance from intersection; premises 180-09 to 180-17 and 181-01 to 181-11 Hillside avenue and 87-13 to 87-31 Midland parkway, northeast corner (Block 9944, Lots 30 and 34), Jamaica, Borough of Queens.

491-50-BZ—Application, June 29, 1950, under sections 7c and 7h of the zoning resolution, of Harry Silverman, applicant on behalf of Fae Velardi, owner (Jack Koble and Burt Hoffer, lessees), to permit in a residence use district, the existing gasoline service station as extended to corner and beyond the legal limitation, and to permit the addition of parking and storage of motor vehicles on unbuilt upon portion of lot; premises 2331-2335 Cropsey avenue and 229-247 Bay 34th street, northeast corner (Block 6889, Lot 9), Borough of Brooklyn.

738-50-BZ—Application, October 16, 1950, under sections 7c and 7f of the zoning resolution of Jerome N. Wanshel, applicant, on behalf of Federal Garage, Inc., owner, to permit in a business use district, the alteration to existing storage garage and the erection and maintenance of a gasoline service station and lubritorium; premises 248-264 Throop avenue, 203-09 Vernon avenue, northwest corner and 946-952 Myrtle avenue (Block 1756, Lots 37 and 42), Borough of Brooklyn.

1174-38-BZ—Reopened October 24, 1950 as Volume II—Application, September 21, 1950, under section 7h of the zoning resolution of Robert Teichman, applicant, on behalf of Fifth Avenue Kinney, Incorporated, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 419-427 West 53rd street, north side, 275 ft. west of 9th avenue and 428 West 54th street (Block 1063, Lots 17, 21 and 47), Borough of Manhattan.

463-50-BZ—Application, June 26, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Patrick Filomio, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, for a term of fifteen years; premises 3217 Boston road, northeast corner of Laconia avenue (Block 4614, Lot 22), Borough of The Bronx.

566-50-BZ—Application, July 25, 1950, under section 21 of the zoning resolution, of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 8102-8112 3rd avenue and 274-284 81st street, southwest corner (Block 5996, Lot 39), Borough of Brooklyn.

622-50-BZ—Application, August 9, 1950, under sections 7e and 21 of the zoning resolution, of Lehman and Fitzsimons, applicant, on behalf of Kaybee Associates, Incorporated, owner, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back; premises 249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

564-50-BZ—Application, July 24, 1950, under section 21 of the zoning resolution of Koch and Wagner, applicants, on behalf of Bohack Realty Corporation, owner, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted; premises 4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5, 6), Borough of Brooklyn.

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453-20-BZ—Reopened September 26, 1950 as Volume II—Application, August 7, 1950, under section 7c of the zoning resolution of Earl I. Gallant, applicant, on behalf of Philip Tarter and Leon Igel, owners (Stratford Garage, Inc., lessee), to permit in a business use district, the proposed change of penthouse and extension of same, as a new 4th story to be used as storage garage for more than five cars, with school and park within 200 ft. of proposed extended garage (previously acted upon by the Board); premises 323-355 West 96th street, north side, 50 ft. 6 in. east of Riverside drive (Block 1887, Lot 3), Borough of Manhattan.

438-29-BZ—Reopened September 12, 1950 as Volume II—Application, June 29, 1950, under sections 7f, 7i of the zoning resolution of Charles M. Spindler, applicant, on behalf of Seymour Spindler, owner, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, sale of accessories, and motor vehicle repairs, for a term of fifteen years; premises 406-418 Remsen avenue and 958-966 Lenox road, southwest corner (Block 4663, Lot 4), Borough of Brooklyn.

141-50-BZ—Application, February 14, 1950, under section 7h of the zoning resolution, of J. Sarsfield Kennedy, applicant, on behalf of Dale Holding Company, owner, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of years; premises 24-32 44th street, west side, 325 ft. north of 25th avenue and 24-11 43rd street (Block 689, Lot 15), Astoria, Borough of Queens.

519-50-BZ—Application, July 11, 1950, under section 7e of the zoning resolution, of Henry Nordheim, on behalf of Vincent DiMaggio, owner, to permit in a residence use district, the erection and maintenance of a business building (store); premises 1242 White Plains road, east side, 380 ft. north of Gleason avenue (Block 3768, Lot 17), Borough of The Bronx.

659-50-BZ—Application, September 19, 1950, under section 7e of the zoning resolution of Kitzler and Nurick, on behalf of Harry Goldstein, owner, to permit in a business use district, the erection and maintenance of a lumber yard and saw mill; premises 251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway (Block 8668, Lot 118), Bellerose, Borough of Queens.

682-50-BZ—Application, September 28, 1950, under sections 7c and 7h of the zoning resolution, of Reginald S. Hardy, applicant, on behalf of Colshor Realty Corporation, owner, to permit in a residence and unrestricted use district, the parking of motor vehicles waiting to be serviced in conjunction with existing storage garage and motor vehicle repair shop; premises 846-852 Atlantic avenue, south side, 70 ft. east of Vanderbilt avenue and 853-857 Pacific street, north side, 95 ft. east of Vanderbilt avenue (Block 1122, Lots 5, 7, and 68), Borough of Brooklyn.

794-50-BZ—Application, November 3, 1950, under section 7h of the zoning resolution, or Samuel Rosenblum, applicant, on behalf of Gardel Enterprises, Inc., owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 333-335 West 17th street, north side, 374 ft. west of Eighth avenue (Block 741, Lots 17 and 18), Borough of Manhattan.

863-50-BZ—Application, November 24, 1950, under sections 7f, 7i, 21 of the zoning resolution of R. H. Macy and Co., Inc., on behalf of R. H. Macy & Co., Inc. (Lot 28) and Mary Eugenia Van Wyck (Lots 6, 7, 13-14), owners (New York Telephone Co., lessee); to permit in a business use, C area district, the extension of existing public garage using more than the area permitted, to be used as a storage garage and motor vehicle repair shop; premises 23-35 East 29th street (29 displayed), east side, 100 ft. north of Tilden avenue and 1560-1590 Nostrand avenue, southwest corner of Albemarle road (Block 5131, Lots 6, 7, 13, 14 and 28), Borough of Brooklyn.

28-50-A—635-639 2nd avenue, northeast corner of 37th street, (1st floor); (Block 695, Lot 1), Borough of Brooklyn.

675-49-A—2414 Atlantic avenue, south side, 140 ft. east of Sackman street (basement); (Block 1437, Lot 8), Borough of Brooklyn.

540-50-A—95-97 Front street, northeast corner of Gouverneur lane (6th floor and main roof); (Block 35, Lot 13), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 16, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 16, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

500-50-SA—Bryant Gas-Fired Unit Heater, Model US322.

468-50-SM—ABC Safety Devices (safety devices for rope and cable-swing scaffold).

551-50-SA—Torchweld Generator (stationary acetylene generator).

363-50-SA—Carrier Gas Fired Unit Heaters, Models 46T13 and 46T15.

799-47-SM—Kohler Sink and Lavatory Fitting, Models K-8605 and K-8245.

469-50-SA—Vic Auto Per Dry Cleaning Machine, Model 22.

746-50-SM—Pyroset Fire Retardant Pyroset D-0 and D-5.

568-50-SA—Norman Southerner Horizontally Designed Forced Air Gas Fired Central Furnace, Models UH-40, UH-60, UHB-60, UHB-80, UHB-100, FU-40A, FU-60A, FUB-40A, FUB-60A, FUB-80A and FUB-100A.

376-50-SA—Vol. II—Yula-Trol Fuel Oil Preheater (Vol. 1 withdrawn—re Yula Double Tube Sheet Fuel Oil Heater, Model DT-101).

652-50-SA—Ace Infra Red Oven, Model G3.

80-50-SA—General Electric Ammonia Dissociator, Models 8026500, 8026501, 8026533, 6937249, 6937279, 6937265, 8665500 and 58 x 792.

722-50-A—710 Courtlandt avenue, east side, 50 ft. south of East 155th street (Block 2401, Lot 6), Borough of The Bronx.

776-50-A—301 West 90th street and 621 West End avenue, northwest corner (new partial 6th floor); (Block 1251, Lot 18), Borough of Manhattan.

1095-48-A—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street, (Block 859, Lot 26), Borough of Manhattan, (Reopened March 15, 1949).

735-50-A—Application filed pursuant to Section 36 of the General City Law to permit the erection of a building not fronting on a mapped street; premises 180-44 Liberty avenue, south side, 528 ft. west of Dunkirk street (Block 10343, part of Lot 40), Jamaica, Borough of Queens.

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770-50-A—141-67 73rd terrace and 73-16 Vleigh place, northwest corner (Block 6624, Lot 31), Flushing, Borough of Queens.

669-50-A—271-277 Beach 19th street, southwest corner of Plainview avenue, (Block 134, Lot 40), Far Rockaway, Borough of Queens.

40-17-A—Vol. II—210-214 East 86th street, south side, 150 ft. 6 in. east of 3rd avenue (3rd floor); (Block 1531, Lot 40), Borough of Manhattan (reopened May 23, 1950).

856-48-A—39 West 52nd street, north side, 354 ft. east of Avenue of the Americas (6th avenue); (Block 1268, Lot 15), Borough of Manhattan.

19-50-A—343-361 4th avenue, east side, between East 25th street and East 26th street (3rd and 5th floors); (Block 881, Lot 1), Borough of Manhattan.

175-43-S—Vol. II—382 Lafayette street, west side, 74 ft. east of 4th street (Block 531, Lot 11), Borough of Manhattan (reopened October 7, 1947).

198-50-A—64 3rd avenue and 122-124 East 117th street, southwest corner (2nd, 3rd and 4th floors); (Block 556, Lot 20), Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 23, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 23, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

137-33-BZ—Reopened July 25, 1950 as Volume II—Application, June 29, 1950, under section 7e ot the zoning resolution of M. Martin Elkind, applicant, on behalf of Morris Maran and Gerold R. Golding, owners, to permit in a residence use district, the erection and maintenance of a business building (stores); and to permit the parking of motor vehicles for patrons on unbuilt upon portion of lot, for a term of thirty years (previously denied the erection and maintenance of a gasoline service station); premises 61-02 to 61-10 Kissena boulevard and 143-84 Reeves avenue, southwest corner (Block 6517, Lot 101). Flushing, Borough of Queens.

660-50-BZ—Application, September 19, 1950, under section 7c of the zoning resolution, of Charles M. Spindler, on behalf of William Saloy and A. B. Gifford, owners, to permit in a retail and residence use district, the reconstruction of existing gasoline service station, autowashing, sale of auto accessories and office; premises 157-02 to 157-10 Rockaway boulevard and 144-01 to 144-11 157th street, southeast corner (Block 4276, Lot 1), Springfield, Borough of Queens.

723-50-BZ—Application, October 13, 1950, under section 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of John Albergo, owner, to permit in a residence use district, the parking and storage of motor vehicles for a term of two years; premises 173 to 177 Palmetto street, west side, 150 ft. north of Central avenue (Block 3342, Lot 55), Borough of Brooklyn.

835-49-BZ—Application, November 18, 1949, under section 7c of the zoning resolution, of James E. Doherty, Jr., applicant of Louis Verratti, owner, to permit in a residence use district, the extension of existing business building (restaurant); premises 165-01 to 165-17 Baisley boulevard, and 120-57 to 120-59 and 122-01 to 122-15 Smith street, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens.

836-49-A—165-01 to 167-17 Baisley boulevard, 120-57 to 120-59 and 122-01 to 122-15 Smith strect, northeast corner (Block 12381, Lot 10), Jamaica, Borough of Queens (an application pursuant to Sec. 35 of the General City Law re bed of mapped street).

823-49-BZ—Application, November 29, 1949, under sections 7f, 7h and 7e of the zoning resolution of Henry George Greene, applicant, on behalf of Flygo Holding Corporation, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto-laundry, sales room and office, and the parking and storage of more than five motor vehicles; premises 1-11 Van Sicklen street, 2-10 Lake street and south side of Kings Highway from Lake street to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

710-50-BZ—Application, September 26, 1950, under section 7c of the zoning resolution of Charles Abrahams, applicant, on behalf of Timothy J. Keyes, owner, to permit in a residence use, C area district, the change in occupancy of existing two car accessory garage, to store and to extend existing real estate office area, premises 232 East 31st street and 3017 Beverly road, northwest corner (Block 4915, Lot 35), Borough of Brooklyn.

835-50-A—86-02 to 86-06, 86-16 to 86-20 and 86-26 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Buildings E to K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Buildings L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 86-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens.

1069-27-BZ—Reopened October 3, 1950 as Volume II—Application, August 17, 1950, under sections 7f and 7i of the zoning resolution, of Mac L. Reiser, applicant, on behalf of Brooklyn Triangle, Inc., owner, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, and lubritorium; premises 6702-6724 New Utrecht, northwest corner of 68th street (Ovington avenue) and 67-03 to 67-25 15th avenue, northeast corner of 68th street (Ovington avenue); (Block 5565, Lot 1), Borough of Brooklyn.

615-50-BZ—Application, August 3, 1950, under sections 7e and 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Peter Martinen, owner, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office for a term of fifteen years; premises 130-01 to 130-13 North Conduit avenue and 135-35 to 135-45 130th street, northeast corner (Block 11864, Lot 13), South Ozone Park, Borough of Queens.

636-50-BZ—Application, September 8, 1950, under section 7f of the zoning resolution, of Burke, Morrison and Green, applicants, on behalf of Mathew M. Balmuth, Charles I. Minkoff, Alexander Lewis, owners, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, sale of accessories and office for a term of fifteen years; premises 240-11 to 240-19 Hillside avenue, 83-51 to 83-59 240th street, 83-52 to 83-60 241st street, northwest corner (Block 7908, Lot 1), Bellerose, Borough of Queens.

667-50-BZ—Application, September 21, 1950, under section 7f of the zoning resolution, of Charles M. Spindler, applicant, on behalf of C.R.T. Holding Corporation,

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owner, to permit in a business use district, the change of occupancy to include gasoline service station, and sale of auto accessories in addition to existing auto laundry and office; premises 85-01 to 85-09 Queens boulevard and 51-31 to 51-39 Reeder street, northeast corner (Block 1549, Lot 41), Elmhurst, Borough of Queens.

736-50-BZ—Application, October 20, 1950, under section 7c of the zoning resolution, of Rudolf J. Hofer, Jr., applicant, on behalf of Home Paint and Wallpaper Corporation, owner, to permit in a residence and business use district, a two car garage, storage of materials and parking of three cars for patrons and employees; premises 87-15 117th street, east side, 76.5 ft. south of Jamaica avenue (Block 9327, Lot 99), Richmond Hill, Borough of Queens.

822-50-BZ—Application, November 15, 1950, under section 21 of the zoning resolution, of Shreve, Lamb and Harmon Associates, applicants, on behalf of Broadway Temple-Washington Heights Methodist Church, owner, to permit in a residence use, B area district, the erection and maintenance of a building (church) using more than the permitted area; premises 4109 Broadway, west side, 52 ft. 8 in. south of West 174th street (Block 2142, Lot 133), Borough of Manhattan.

834-50-BZ—Application, November 17, 1950, under section 21 of the zoning resolution, of Joseph Schafran, applicant, on behalf of Morton Pickman, Bess Berley and Esther Ellman, owners, to permit in a residence use, E, F, and G1 area district, the erection of multiple dwellings; with set-backs a minimum of fifteen ft. in the F area district portion of plot and with rear yards a minimum of twenty ft. in the F and G1 area districts and to permit more than one building on a lot and to permit the parking of motor vehicles on a portion of the required open spaces of plot; premises 86-02 to 86-06, 86-16 to 86-20 and 86-26 208th street and 206-09 to 206-15 86th road (Buildings A to D, inclusive); (Block 10599, Lot 100); 206-10 to 206-16 86th road, 86-50 to 86-54, 86-60 to 86-64, 86-72 to 86-76, 86-80 to 86-84 and 86-92 to 86-96 208th street (Buildings E to K, inclusive); (Block 10590, Lot 100); 209-10 to 209-16 86th drive, 209-30 to 209-34, 210-34 to 210-40 and 210-10 to 210-16 Grand Central parkway (Buildings L to P, inclusive); (Block 10592, Lot 150); 209-31 to 209-35 86th drive, 86-09 to 86-15, 86-35 to 86-39, 86-61 to 86-65 and 96-91 to 86-95 208th street, 208-26 to 208-30, 208-70 to 208-76 and 208-84 to 208-90 Grand Central parkway (Buildings Q to X, inclusive); (Block 10593, Lot 2), Hollis, Borough of Queens.

874-50-BZ—Application, December 6, 1950, under Section 7h of the zoning resolution, of Lama, Proskauer and Prober, applicants, on behalf of James Foundation of New York, Incorporated (Clinton Parking Corporation, lessee), to permit in a residence use district, the parking and storage of motor vehicles for a term of years; premises 36-38 East 39th street and 74-82 Park avenue, southwest corner (Block 868, Lots 39, 42 and 46), Borough of Manhattan.

632-50-A—34-01 Queens Boulevard and 43-45 34th street, northeast corner (Block 242, Lot 9), Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 23, 1951, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 23, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

737-50-A—1555 Walton avenue, west side, 175.33 ft. south of East Mount Eden avenue (Block 2845, Lot 48), Borough of The Bronx.

388-50-A—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519), Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue); reopened December 19, 1950.

697-50-A—501-509 7th avenue and 137-153 West 37th street, northeast corner (Block 813, Lot 1), Borough of Manhattan.

777-50-A—1454 78th street, south side, 247 ft. west of 15th avenue (attic); (Block 6257, Lot 28), Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 30, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January* 30, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

308-50-BZ—Application, May 4, 1950, under sections 7e and 7h of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sale of accessories and office; and to permit the parking of cars waiting to be serviced; premises 238-248 Hamilton avenue, southwest corner of Henry street and 63-77 Nelson street (Block 521, Lots 13, 14, 18, 19, 20, 21, 30, 36 and 37), Borough of Brooklyn.

1053-47-BZ—Reopened May 23, 1950 as Volume II—Application, May 4, 1950, under section 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of John F. McKenna, owner (Bailey Refrigeration Co., Inc, lessee), to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office; premises 115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

635-50-BZ—Application, September 9, 1950, under section 7f of the zoning resolution of Burke, Morrison and Green, applicants, on behalf of Murjac Estates, Incorporated, owner, to permit in the retail use district portion of site, the erection and maintenance of a gasoline service station, auto washing, lubrication, accessory sales and office, for a term of fifteen years; premises 247-23 to 247-39 Jamaica avenue and 249-25 to 249-31 91st avenue, northeast corner (Block 8662, Lot 50), Bellerose, Borough of Queens.

695-50-BZ—Application, August 17, 1950, under sections 21 and 7e of the zoning resolution of Lama, Proskauer and Prober, applicants, on behalf of S. A. Morrison, owner (Kingsbury Clothes, lessee), to permit in a business use, C area district, the erection and maintenance of an extension to existing building fronting on East New York avenue using more than the area permitted, and permitting the building fronting on Pitkin avenue to be maintained, exceeding the permitted area and as one lot a court must be provided on each side lot line above first stair level, and each court must be located along the angle bi-sector of the angle formed by the intersection of East New York avenue and Pitkin avenue so as to provide proper block ventilation; and to permit more than one building on a lot; premises 1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

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696-50-A—1239 East New York avenue, north side 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

612-45-BZ—Vol. IV—Reopened December 19, 1950 for consideration as to rehearing per order of the Court—re Application under section 7e of the zoning resolution of L. Robert Hitzig, applicant on behalf of Jackson Motor Corp., owner, to permit in a residence and business use, C area district, the extension to existing gasoline service station, auto showroom and parts department (previously denied); premises 94-15 to 94-23 Northern boulevard, 32-45 to 32-61 Junction boulevard, northeast corner and 32-44 to 32-60 95th street (Block 1424, Lots 32 and 33), Corona, Borough of Queens.

240-50-A—795-801 East New York avenue, north side, 238 ft. 6½ in. east of Troy avenue (Block 1429, Lot 65), Borough of Brooklyn.

441-31-BZ—Reopened October 31, 1950 as Volume II—Application, September 28, 1950, under section 7f of the zoning resolution of Charles M. Spindler, applicant on behalf of Louis Jablowsky, owner, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of accessories and office, for a term of fifteen years; premises 7702-7714 Flatlands avenue and 901-909 East 77th street, southeast corner (Block 8014, Lots 1, 3 and 5), Borough of Brooklyn.

239-50-BZ—Application, March 31, 1950, under sections 7e and 21 of the zoning resolution, of Larry Meltzer, applicant, on behalf of Duke Carpet and Rug Cleaning Co., Inc., owner, to permit in a business use, C area district, the change in occupancy from rug storage to rug and carpet sales, display of rugs and carpets, and the cleaning and storage of rugs and carpets; with a proposed extension using more than the permitted area; premises 795-801 East New York avenue, north side, 238 ft. 6½ in. east of Troy avenue (Block 1429, Lot 62 and 65), Borough of Brooklyn.

503-50-BZ—Application, June 30, 1950, under section 21 of the zoning resolution, of Henry C. Brucker, applicant, on behalf of Casper Livoti, owner, to permit in a business use, D area district, the erection and maintenance of a building (stores) using more than the area permitted; premises 62-29 Flushing avenue, north side, 190 ft. west of Grand avenue (Block 2713, Lot 34), Maspeth, Borough of Queens.

661-50-BZ—Application, September 19, 1950, under sections 7f, 7i and 7h of the zoning resolution, of Charles M. Spindler, applicant, on behalf of Salvatore Assante, owner, to permit in a business use district, the alteration and extension in area of existing storage garage for more than five motor vehicles and motor vehicle repair shop to include adjoining lot and to permit the continuation of the parking of more than five motor vehicles in conjunction with proposed gasoline service station motor vehicle repair shop, auto washing, lubritorium, storage and sale of accessories and office; premises 18-02 to 18-10 27th avenue, 27-01 to 27-07 18th street and 18-03 to 18-05 Astoria avenue (Block 541, Lots 7 and 11), Astoria, Borough of Brooklyn.

670-50-BZ—Application, August 30, 1950, under section 21 of the zoning resolution, of Irving P. Marks, applicant, on behalf of Framasam Realty Corporation, owner, to permit in a manufacturing use, C area district, the erection and maintenance of a building using more than the area permitted; premises 1750 to 1752 Atlantic avenue, south side, 151 ft., 4 in. east of Schenectady avenue (Block 1336, Lots 15 and 16), Borough of Brooklyn.

681-50-BZ—Application, September 26, 1950, under section 7h of the zoning resolution, of Paul Friedman, applicant, on behalf of Enrico Pelella and Antonetta Pelella, owners, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years; premises 678-684 (678 displayed) Prospect place, south side, 100 ft. west of Bedford avenue (Block 1231, part of Lot 41), Borough of Brooklyn.

726-50-BZ—Application, October 17, 1950, under sections 7f and 7i of the zoning resolution, of Siegel and Green, applicants, on behalf of Theresa Urbano, owner, to permit in the business use portion of a lot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, for a term of fifteen years; premises 24-46 Francis Lewis boulevard, southwest corner of 24th road (Block 4899, part of Lot 34), Flushing, Borough of Queens.

818-50-BZ—Application, November 14, 1950, under section 7A of the zoning resolution, of Herman Spector, applicant, on behalf of Harry Lipschitz and Herman Spector, owners, to permit in a retail use district, the erection of stores with entrances, show windows and signs beyond the permitted distance from the intersection; premises 914-920 Allerton avenue and 2575 Radcliff avenue, southeast corner (Block 4445, Lot 41), Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 30, 1951, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January* 30, 1951, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

405-50-A—45-48 51st street, west side, 100 ft. north of 47th avenue, (2nd floor); (Block 2283, Lot 64), Woodside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 6, 1951, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February* 6, 1951, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

262-50-BZ—Application, April 20, 1950, under section 7f of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Daniel F. Dempsey, owner, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office; premises 1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

389-50-BZ—Application, June 1, 1950, under section 7c of the zoning resolution, of Matthew R. Leizer, applicant, on behalf of Aristella Clarius, owner, to permit in a business use district, the reconstruction of existing gasoline service station to include, lubritorium, autowashing, sale of auto accessories and office; premises 6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

873-50-A—Application filed pursuant to section 35 General City Law re bed of mapped street—60th road; premises 60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue (Block 8400, Lot 146), Little Neck Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of the meeting of December 12, 1950).

1223-40-BZ

APPLICANT—Denis M. Hurley, for Edmort Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of new proposal—re Application (decision of the borough superintendent) under sections 7e, 7f and 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking and storage of more than five motor vehicles (previously denied for parking and storage).

PREMISES AFFECTED—1703-1731 McDonald avenue and 288-298 Avenue O, southeast corner (Block 6608, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Denis M. Hurley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

65-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for William E. Kane and A. Kennedy Realty Corporation, owners (McCarthy Bernhardt Buick, lessee).

SUBJECT—Application for consideration—reopening and consideration of extension of use—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business use district, the change in occupancy from gasoline service station and two public garages, sale and display of new and used cars, office and storage to garage for more than five motor vehicles, gasoline service station, motor vehicle repair shop, servicing of new and used motor vehicles, body and fender repairs, painting, spraying, welding, office and store.

PREMISES AFFECTED—790-816 Coney Island avenue, west side, 260 ft. 8⅜ in. south of Cortelyou road (Block 5393, Lots 21, 25, 27, and 93), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of use, subject to the regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

695-49-BZ

APPLICANT—Herbert Tannenbaum, for Rose Esposito, owner.

SUBJECT—Application for consideration—reopening and consideration of further lot coverage—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building.

PREMISES AFFECTED—298-306 East 140th street, south side, 104.30 ft. east of Third avenue (Block 2314, Lot 58), Borough of The Bronx.

APPEARANCES—

For Applicant: Herbert Tannenbaum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider further lot coverage.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

760-40-BZ—Vol. II

APPLICANT—Jack Z. Cohen, for Murray M. Pomeranz, owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district, the extension of existing building, used as a lubritorium, auto laundry in conjunction with gasoline service station (previously granted by the Board as to extension of existing gasoline station, parking and storage of more than five motor vehicles and for a motor vehicle repair shop).

PREMISES AFFECTED—226-240 Stone avenue, west side, from Bergen street to East New York avenue, 1607-1611 East New York avenue and 2160-2170 Bergen street (Block 1455, Lot 46), Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request for amendment withdrawn after discussion.

THE VOTE TO WITHDRAW REQUEST TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 5:00 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, DECEMBER 19, 1950, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, November 28, 1950, were approved as printed in the Bulletin of December 5, 1950, Vol. 35, No. 49.

ZONING APPLICATIONS

331-32-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Sun Oil Co., owner.

SUBJECT—Application reopened October 10, 1950—re Application (decision of the borough superintendent) under sections 7e and 7f, of the zoning resolution, to permit in a local retail and business use district, the extension of the accessory building on an existing gasoline service station, and the installation of an additional dispensing pump and curb; and to consider the extension of time and term of variance (expired November 13, 1950).

MINUTES

PREMISES AFFECTED—2290 Boston road, southeast corner of Astor avenue (Block 4343, Lot 30), Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Haus.

For Opposition: Sol Harf and Max Sakow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951 at 10 A.M. for decision by the Board.

1053-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John F. McKenna, owner (Bailey Refrigeration Co., Inc., lessee).

SUBJECT—Application reopened May 23, 1950—re Application (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in use from storage and warehouse (previously granted by the Board for a term of years—expires April 20, 1958), to storage and service repairs of refrigerators, welding, spraying, storage and refrigerator parts, and office.

PREMISES AFFECTED—115-119 King street, south side, 275 ft. west of Richards street (Block 556, Lot 15), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Margaret O'Leary, Anna Tweedy and Olga Moller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 30, 1951 at 10 A.M. for inspection and decision without further argument.

823-49-BZ

APPLICANT—Henry George Greene, for Flygo Holding Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7f, 7h and 7e of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, high speed auto laundry, sales room and office, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1-11 Van Sicklen street, 2-10 Lake street and south side of Kings Highway from Lake street to Van Sicklen street (Block 6679, Lots 1 and 8), Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Greene and William Sparago.

For Opposition: Harry Rappaport, Irving Slavin, Joseph C. Cottitta, Samuel Ohlbaum, Benjamin Spector, Olga Palmer, Frank E. Silverman, Murray Spiegel, Beatrice Lipsay and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 23, 1951 at 10 A.M. for inspection and decision without further argument.

262-50-BZ

APPLICANT—Matthew R. Leizer, for Daniel F. Dempsey, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, sale of auto accessories and office.

PREMISES AFFECTED—1723 Richmond road, north side, 1090.87 ft. west of Four Corners road (Block 887, Lot 13), Dongan Hills, Borough of Richmond.

APPEARANCES—

For Applicant: Matthew R. Leizer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 6, 1951 at 10 A.M. to permit inspection by a committee of Board.

389-50-BZ

APPLICANT—Matthew R. Leizer, for Aristella Clarius, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, auto-washing, sale of auto accessories and office.

PREMISES AFFECTED—6833 Amboy road, northwest corner of Old Richmond Valley road (Block 8007, Lot 1), Richmond Valley, Borough of Richmond.

APPEARANCES—

For Applicant: Matthew R. Leizer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 6, 1951 at 10 A.M. to permit inspection by a committee of Board.

564-50-BZ

APPLICANT—Koch and Wagner, for Bohack Realty Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted.

PREMISES AFFECTED—4602 Avenue D and 793-803 East 46th street, southeast corner (Block 4980, Lots 1, 3, 4, 5 and 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry L. Yakel and John W. Macartney.

For Opposition: Frank J. Marcellino, Celia Bernikow, Wanda J. Klonoski and Francis M. Conway.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 16, 1951 at 10 A.M. for applicant to file revised plans.

622-50-BZ

APPLICANT—Lehman and Fitzsimons, for Kaybee Associates, Incorporated, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence and restricted retail use, E1 area district, the erection and maintenance of a business building (stores), using more than the area permitted and without the required set-back.

PREMISES AFFECTED—249-01 to 249-11 Horace Harding boulevard and 53-33 to 53-43 Marathon parkway, northeast corner (Block 8240, Lot 1), Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to January 16, 1951 at 10 A.M. for applicant to obtain information from Borough President's office.

635-50-BZ

APPLICANT—Burke, Morrison and Green, for Murjac Estates, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in the retail use district portion of site, the erection and maintenance of a gasoline service station, auto washing, lubrication, accessory sales and office, for a term of fifteen years.

PREMISES AFFECTED—247-23 to 247-39 Jamaica avenue and 249-25 to 249-31 91st avenue, northeast corner (Block 8662, Lot 50), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: W. J. Burke.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 30, 1951 at 10 A.M. for inspection and decision without further argument.

678-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Helen Scribner (Central Hanover Bank and Trust Company, Executor), owner (New York State Pharmaceutical Association, lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from dwelling to club.

PREMISES AFFECTED—39 East 67th street, north side, 175 ft. east of Madison avenue (Block 1382, Lot 28), Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951 at 10 A.M. at request of applicant to file revised plans.

695-50-BZ

APPLICANT—Lama, Proskauer and Prober, for S. A. Morrison, owner (Kingsbury Clothes, lessee).

SUBJECT—Application (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of an extension to existing building fronting on East New York avenue using more than the area permitted, and to permit more than one building on the lot.

PREMISES AFFECTED—1239 East New York avenue, 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Samuel Morrison.

For Opposition: Harold Kieval.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 30, 1951 at 10 A.M. for inspection and decision without further argument. The subject premises was formerly known as lots 31 and 52.

710-50-BZ

APPLICANT—Charles Abrahams, for Timothy J. Keyes, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, C area district, the change in occupancy of existing two car accessory garage, to store and to extend existing real estate office in area.

PREMISES AFFECTED—222 East 31st street and 3017 Beverly road, northwest corner (Block 4915, Lot 35), Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles Abrahams, Timothy J. Keyes, Thomas J. Casey and Patrick Burke.

For Opposition: Alexander Sussman, John R. White, James P. Cronin, J. E. Stannard, J. Doody, Rowena E. Foster, Wilfred L. Foster, Marguerite B. McLoone, Edith M. Loughrey, George Krogenas, Blanche Mueck, Edith A. Neuschafer and Sophie Berry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 23, 1951 at 10 A.M. for further consideration after applicant has filed new decision and revised plans.

120-35-BZ—Vol. II

APPLICANT—Burke, Morrison and Green, for Estate of Andon E. Andon, owner.

SUBJECT—Application reopened April 18, 1950—re Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office.

PREMISES AFFECTED—63-61 to 63-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: William J. Burke.

For Opposition: Richard M. Monfried.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

THE RESOLUTION (120-35-BZ—Vol. II)

WHEREAS, Burke, Morrison and Green for Estate of Andon E. Andon, owner, filed March 13, 1950 an application under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, accessory sales and office (previously denied by the Board under section 21 in a business use district), affecting premises 63-61 to 67-73 Woodhaven boulevard, 85-01 to 85-09 Penelope avenue, northeast corner, and 63-14 to 63-30 Everton street (Block 3114, Lot 70), Rego Park, Borough of Queens; and

WHEREAS, this application was reopened as Vol. II on April 18, 1950, subject to the regular procedure, to consider a proposal under section 7f, previously denied under section 21; and

WHEREAS, a public hearing was held on this application on November 28, 1950, after due notice by publication in the Bulletin, laid over to December 19, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Penelope avenue is in residence and business use, D area and class 1 height districts; Woodhaven boulevard is in retail and business use, D area, class 1 height districts; Everton street and the site are in a retail use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 28, 1950, acting on N.B. Applic. 772-50, reads:

"1. The proposed gas service station, lubrication, washing, office and accessory sales, in a retail Dist. is contrary to Art. 2, Sec. 4A of the Zone Res.";

and

WHEREAS, the applicant states that the premises consist of a plot, 147.70 feet frontage by 91.81 feet in depth (triangular in shape) presently vacant; that it is proposed to erect a building 60 feet 8 inches by 28 feet in depth (irregular), one story, 13 feet in height, of class 3 construction, to be used in conjunction with the proposed gasoline service station as lubritorium, car wash, storage and sale of auto accessories and office; that it is further proposed to install six 550-gallon gasoline tanks and four approved dispensing pumps with three curb cuts facing on Woodhaven boulevard and one on Penelope avenue; and

WHEREAS, the zone was changed from business use to retail use on February 5, 1940; and

WHEREAS, the applicant contends that the plot is so small, tapering to ten feet in width at the narrow end, that it would not be economically feasible to build a conforming use such as a store building; that although the plot has a frontage of over 147 feet on Woodhaven boulevard, its total area, due to its triangular shape, is only about 6670 square feet and that with the area coverage restricted to only 70% of this small plot, it can readily be seen that stores are not feasible; that in addition to this physical handicap, the west side of Woodhaven boulevard, opposite the site, is now developed for the entire length of the affected area as a modern shopping center with super markets and stores of all types; that Woodhaven boulevard is so wide and so heavily travelled as to virtually preclude shoppers from crossing the boulevard and that this fact is evidenced by the stretches of vacant land lining the east side of Woodhaven boulevard in this area; that opposite the site, across Penelope street, is a minute public park (approximately 1/24th of an acre in area) which consists only of a few benches; that this plot has been held continuously by the same owner and his estate for more than 27 years; that throughout all this period, and especially for the past 15 years since the Board considered a previous application under section 21, the plot has been on the market for sale for a conforming use, but apparently no one has deemed it adaptable; that it is now proposed to erect a modern service station on the site and that the proposed building will have brick facades on all sides and that pumps will be installed only along Woodhaven boulevard; that while section 7A does not apply to this site, they recognize the residential character of the Everton street frontage opposite the site; that to protect these residences, it is proposed that there will be no curb cuts on this street but instead, an ornamental brick and steel picket fence and a planting and shrubbery screen and they feel that this treatment will be more beneficial to these residences than would the continuous rear wall of a conforming use; that the nearby area to the east of the site is built up almost exclusively with residences, practically all of which house car owners; that a service station in their neighborhood, screened and fenced off on the sides facing them as proposed, would prove a distinct adjunct and convenience to the neighborhood; that except for a funeral home approximately 400 feet to the north, the entire affected area along Woodhaven boulevard on the east side is vacant land with billboards to the south; that the west side of Woodhaven boulevard is entirely stores and the 150 foot width, the intervening traffic separators and the heavy traffic, all combine to minimize any effect on property across the boulevard; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification of the exercise of discretion to grant a zoning variance under section 7f of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 772-50, Obj. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied.*

116-44-BZ—Vol. III

APPLICANT—Herman Kron and Son, for Bessie Deutch and Saul Deutch, owners.

SUBJECT—Application reopened February 17, 1948—re Application (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom.

PREMISES AFFECTED—337-339 Roebling street and 264 Havemeyer street, east side of Roebling street, 61 ft. north of Division avenue (Block 2149, Lots 1 and 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.
For Opposition: Samuel D. Hartstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (116-44-BZ—Vol. III)

WHEREAS, Herman Kron and Son for Bessie and Saul Deutch, owners, filed January 26, 1948, an application under section 7i of the zoning resolution, to permit in a business use district, the inclusion of a motor vehicle repair shop (previously withdrawn under section 7c) in a building used as a garage for more than five motor vehicles and showroom, affecting premises 337 to 339 Roebling street, east side, 61 ft. north of Division avenue and 264 Havemeyer street, west side, 80 ft. north of Division avenue (Block 1249, Lots 1 and 23), Borough of Brooklyn; and

WHEREAS, this application was reopened as Vol. III on February 17, 1948, subject to regular procedure; and

WHEREAS, a public hearing was held on November 21, 1950, after due notice by publication in the Bulletin, and laid over to December 19, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Roebling street is in residence and business use, B area and class 1½ height districts; Division avenue, Havemeyer street and the site are in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated January 23, 1948, acting on Alt. Applic. 4915-47, reads:

"1. Auto repair shop in a business use district is contrary to Art. II, sect. 4, par. 29 zone resolution."

and

WHEREAS, the decision of the borough superintendent, dated October 11, 1950, acting on Alt. Applic. 175-44, reads:

"1. Changing occupancy from public garage to public garage for more than 5 cars, showroom and motor vehicle repair shop in a business use district is contrary to Art. II, Sect. 4a, Para's 15 and 29 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40.9 ft. front by 100 ft. in depth on Roebling street and 23.0 ft. front by 80 ft. in depth on Havemeyer street, on which is located a garage facing Roebling street and a building facing Havemeyer street, used as a body shop; that it is proposed to add a motor vehicle repair shop to the existing garage and showroom; and

WHEREAS, the applicant contends as to 337-339 Roebling

street that the building was erected in 1914 of non-fireproof, class 3 construction; that a certificate of occupancy was issued for a garage only, and at that time the owner took for granted that this certificate was also good for auto repair; that the occupant is known as the Deutch Auto Body Works and has been doing fender and other body work for the last 25 years; that the Fire Department has made an order requiring the occupant to apply to the Building Department to add in the certificate of occupancy, auto repair, on the grounds that the present certificate limits the use only as a public garage; that as to 264 Havemeyer street, the date of erection of this building is not known; that there are no records as far as the erection of this building is concerned; that said building is two stories, 25 ft. high, class 3 non-fireproof construction; that the ceiling of the 1st floor is covered with metal; that the 2nd floor is being kept and will always be kept vacant; that the occupant of 337-339 Roebling street is also occupying these premises as a body shop; that the proposed use of these premises will be in harmony with the existing development of the neighborhood and its conduct will be such as not to interfere with the welfare of its inhabitants; that the owner is willing to surround the premises with such safeguards as the Board may deem necessary to protect the surrounding area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7i for a term of five (5) years to permit a portion of the premises to be occupied for motor vehicle repairing, substantially as proposed and as indicated on plans filed with this application marked "Received January 26, 1948," two sheets, and revised plans marked "Received January 6, 1950," 2 sheets, *on condition* that the repair work shall be maintained within the building as shown and as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by resolution adopted this day under Cal. No. 443-49-A; that the building shall not be increased in height or area and the second floor shall be vacant; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that suitable fences shall be maintained on the lot lines separating these premises from the adjoining premises; that the curb cuts shall be restricted to one curb cut to Havemeyer street not exceeding 10 ft. in width; that all unbuilt-upon portions of the plot shall be kept clean and not used for storage of any materials or rubbish and that all permits shall be obtained and a new certificate of occupancy obtained within one year from the date of this resolution.

596-46-BZ—Vol. II

APPLICANT—Siegel and Green, for Hyman Friedman, Inc., owner.

SUBJECT—Application reopened October 24, 1950—re Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area.

PREMISES AFFECTED—Northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (596-46-BZ—Vol. II)

WHEREAS, Siegel and Green for Hyman Friedman, Inc., owner, filed August 30, 1950 an application under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a commercial building (stores), for a term of years, using more than the permitted area, affecting premises northwest corner of White Plains road and Guerlain street (Block 3927, Lot 17), Borough of the Bronx; and

WHEREAS, this application was reopened as Vol. II on October 24, 1950, to consider a new proposal, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on November 21, 1950, after due notice by publication in the Bulletin, and laid over to December 19, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Guerlain street is in residence and retail use, D area and class 1 height districts; that White Plains road is in residence, retail and manufacturing use, D area and class 1 height districts; that Leland avenue is in residence and manufacturing use, D area and class 1 height districts, and that the site is in a residence use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1950, acting on N.B. Applic. 1046-50, reads:

"1. Commercial use in Residence District not permitted by Section 3 of Article II, Zoning Resolution.

2. Coverage of lot must comply with Section 14 of Article IV, Zoning Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100 feet in depth, presently vacant, formerly occupied by a miniature golf course, previously granted by the Board under Cal. No. 596-46-BZ, Vol. I; that it is proposed to erect a building 100 feet by 80 feet, one story and cellar, 13 feet 6 inches in height, of class 3 construction, to be used as a commercial building (stores); and

WHEREAS, the applicant contends that he proposes to maintain the remaining 20 feet on Guerlain street as a rear yard; that this proposed arrangement is contrary to the strict letter of the zoning resolution as to use and area and this application is being made for a variance under the discretionary powers vested in the Board, in view of the special circumstances affecting this particular plot, as will be shown hereinafter; that the present owner purchased the subject plot in July 1931 and at that time it was zoned for business use and B area, and that this zoning was in effect until 1945; that the present owner purchased this plot with the intent of erecting a conforming business building as soon as the then sparsely developed neighborhood warranted such a development and that it wasn't until about 1941 that the Parkchester development nearby created a demand for shopping facilities in this neighborhood and for the first time making this subject plot reasonably desirable for a business use; that the 1942 Federal war restrictions deterred the development of this plot for a conforming business use and the owner continued to maintain the plot unimproved; that upon the lifetime of these restrictions, the owner found that it could not proceed with the contemplated business building because of an intervening rezoning of this area; that on April 26, 1945, as part of a comprehensive rezoning by the City Planning Commission of a large section of the East Bronx in this vicinity, this plot among others was rezoned from its business use, B area classification, to the present residence use D area; that the general zoning amendments of December 2, 1944, affecting the area district regulations, became applicable to this subject plot, as the result

of rezoning and the area of the building coverage for this plot was not limited; that while White Plains road is now zoned for residence use in the proximity of the subject plot, it is not residential in character; that directly opposite on this plot on the block front, on the east side of White Plains road between Guerlain street and East Tremont avenue, there now exists a retail use district, and that a portion of this block front is now developed with stores and a theatre; that this particular block was the subject of an area zoning variance under Cal. 38-46-BZ, Vol. II and that he believes that the remainder of this White Plains road block front will be developed by stores; that there exists a garage and service station at the corner of White Plains road and East Tremont avenue on the same side of White Plains road as the subject plot, and between the same intersecting street, i.e., lot 8 in block 3927; that between this garage and the subject plot, there exists a conforming six-story multiple dwelling, completing the entire block front between East Tremont avenue and Guerlain street on this west side of White Plains road; that diagonally opposite the plot is a building containing stores, i.e., lot 133 in block 3937 and that further south on White Plains road is a one-story store building at lot 125 in block 3937; that the existence of these building uses, both conforming and non-conforming in close proximity to the subject plot, tends to destroy its use for residential development; that no conforming one or two-family residences would be practical due to the existence of the aforesaid business uses and the high real estate value of the subject plot; that it has been found impractical to develop it with a conforming multiple dwelling due to the high cost of construction, demanding high rents, which this neighborhood cannot support; that the present zoning tends to prohibit this owner from developing this plot with the only practical development it is suited for and the present zoning regulations are not appropriate, are illogical and destroy the real estate value of the plot, causing unnecessary hardship and practical difficulty within the meaning of the zoning resolution; that the area limitations on buildings within this area district, as applied to this particular plot, would not serve to increase more open space, light and air about buildings to be erected; that ample provisions are being made to provide the adjacent property with adequate light and air by the 20 ft. yard being created behind the proposed building, which yard will adjoin the existing yards of all the adjacent property which may be affected by this proposed development, thus insuring block ventilation; that practically all the developments existing on surrounding properties have existed prior to the 1944 zoning amendments and were therefore erected without percentage limitations for area under the zoning resolution; that this owner should be given equality of privilege; that to limit the building area on the subject site will have an adverse effect on its rental value, tend to prohibit a practical development and serve no useful or beneficial purpose; that to permit this proposed building would benefit the neighborhood by developing a vacant plot with a harmonious use and tend to eliminate an unregulated vacant area which may become a nuisance and a blight on the neighborhood, it having no useful purpose as now zoned; and

WHEREAS, the area of plot in the residence use, D area district is 10,000 sq. ft.; allowable coverage in residence use, D area district if permitted: 70% of 5,000 or 3500; 55% of 5,000 or 2750— total 6250; area of building, 8,000; excess coverage of proposed building in residence use, D area, if permitted—1750; and

WHEREAS, adjoining owners have consented to the proposed variance; and

WHEREAS, the previous business use permitted by the Board under Volume I has been discontinued; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that this was an appropriate case in which to exercise discretion to grant under section 7e, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21, of the zoning resolution as to extension of area, in view of lack of open areas on the lot lines of adjoining premises and is therefore entitled to relief on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7e and 21, for a term of twenty (20) years, to permit the premises to be occupied for a one story commercial building substantially as proposed and as indicated on plans filed with this application marked "Received August 30, 1950," 3 sheets; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all delivery and shipment of merchandise shall be solely at White Plains road; that there shall be no openings in the wall to the north to adjoining premises; that the rear yard shall be cement paved and at the Guerlain street building line there shall be erected a woven wire fence and gate; that such gate shall be used only for exit purposes; that along the rear lot line where walls of adjoining garage buildings do not exist, there shall be constructed and maintained a suitable fence of the woven wire type not less than 5 ft. 6 in. in height and similarly to the north along the lot line of Lot 11; that partitions for store spaces may be relocated to be more or less as shown and proposed if necessary to meet tenant's requirements; that all partitions separating stores shall be constructed to the underside of the roof boarding; that the sidewalks surrounding the premises shall be reconstructed to the satisfaction of the Borough President; that any heating system in the building shall be separated from the balance of the building by fireproof construction and enterable only from the exterior; that there shall be no roof signs installed; that all other signs shall comply with the requirements of the zoning resolution as far as Guerlain street is concerned; that along White Plains road signs shall be restricted to the usual business signs erected below the parapet line; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

16-49-BZ

APPLICANT—Alfred Gross, for Glen Oaks Village, Inc., owner.

SUBJECT—Application reopened November 28, 1950—re Application (decision of the borough superintendent) previously granted on condition under sections 7h and 21 of the zoning resolution, permitting in a residence use, F area district, the erection of more than one building on a lot, without the required rear and side yards and without required setbacks and the parking of more than five motor vehicles on unbuilt portions of lot.

PREMISES AFFECTED—Northeast corner of Little Neck parkway and 260th street and northwest corner of Langston avenue and 263rd street (Block 8489, Lot 400), Creedmore, Borough of Queens.

APPEARANCES—

For Applicant: James Pasta.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (16-49-BZ)

WHEREAS, this application under sections 7h and 21 of the zoning resolution, to permit in a residence use, F area district, the erection of more than one building on a lot, without the required rear and side yards and without required set backs, and the parking of more than five (5) motor vehicles on unbuilt upon portion of the plot, affecting premises northeast corner of Little Neck parkway and 260th street and northwest corner of Langston avenue and

263rd street (Block 8489, Lot 400), Creedmore, Borough of Queens, was granted by the Board on March 29, 1949, on certain conditions;

WHEREAS, the applicant requested reopening of this application and an amendment of the resolution; and

WHEREAS, this application was reopened on November 28, 1950 and set for hearing on December 19, 1950, at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and new plans (which have been filed); to be heard in conjunction with Cal. Nos. 163-50-BZ and 164-50-A; and

WHEREAS, a public hearing was held on this application on December 19, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent dated February 7, 1950, acting on N.B. Applic. 401-50, reads:

"1a. Location of garages does not agree with resolution of B.S.A. No. 16-49-BZ.

2a. Change of use from garage to Locker Room for employees and storage equipment is contrary to Board Resolution and Zoning Law.";

and

WHEREAS, the applicant states that request is made for the reopening and amendment, of this application in order to conform the position of the garages shown on the original plan, to their actual location, because while in the process of the construction of these garages, water was found on the proposed site and it became necessary to slightly shift them to solid ground nearby; that at the present time there is on file with the Board an application for a change of use of one of these garages and also for the approval of the construction of a new building adjacent thereto for the storage of snow removal and other highway equipment urgently required by the maintenance force (Cal. 163-50-BZ); that in view of the fact that the subject matter of these applications is the same, it is requested that 163-50-BZ be placed on the calendar and considered at the same time with the application to reopen and amend 16-49-BZ.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1949, under Cal. 16-49-BZ, by adding thereto:

". . . that the location of garages and the change of certain garages to locker rooms for employees and storage of maintenance equipment, as passed upon by the borough superintendent under N.B. Applic. 401-50, may be permitted, provided in all other respects the resolution adopted by the Board on March 29, 1949, shall be complied with; that such garages and uses shall be as indicated on plans filed with the Board marked "Received November 20, 1950," 2 sheets; on condition that in all other respects the resolution as adopted March 29, 1949, as herein amended shall be complied with and also the requirements of the resolution adopted this day under Cal. 163-50-BZ and 164-50-A."

789-49-BZ

APPLICANT—Irrera and Luongo, for Claraben Realty Corp., owner.

SUBJECT—Application reopened and restored to Docket September 19, 1950 (order of Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office (previously denied).

PREMISES AFFECTED—2591-2613 Atlantic avenue, 62-74 Sheffield avenue, northwest corner and 53-69 Geogia avenue (Block 3668, Lots 36-43 inclusive), Borough of Brooklyn.

APPEARANCES—

For Applicant: Francis A. McGrath, Raymond Irrera and Jacob Stern.

For Opposition: A. J. Wheeler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (789-49-BZ)

WHEREAS, Irrera and Luongo, for Claraben Realty Corp., owner, filed November 15, 1949, an application under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repair shop and office, affecting premises 2591 to 2613 Atlantic avenue, 62-74 Sheffield avenue and 53-59 Georgia avenue, northwest corner (Block 3668, Lots 36 to 43, inclusive), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on January 10, 1950, after due notice by publication in the Bulletin, and laid over to February 15, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that Sheffield avenue, Georgia avenue, Atlantic avenue and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1949, acting on N.B. Applic. 1106-49, reads:

"1. Proposed gasoline service station, lubritorium, car washing, repair shop, office and boilerroom in a busines use district is contrary to Art. II, sect. 4a (46) of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 201 ft. 7½ in. front by 120.11 ft. in depth (irregular), presently vacant; that it is proposed to erect a building 103 ft. 8 in. front by 65 ft. 8 in. in depth (irregular) one story 13 ft. in height, of class 3 construction to be used for lubrication, auto laundry, repairs to motor vehicles, office and storage room; that it is further proposed to install eight 550-gallon gasoline tanks and eight dispensing pumps; and

WHEREAS, the applicant contends that the repair work shall include general repairs using both power and hand tools and include the use of welding and acetylene equipment; that the unoccupied space along the northerly lot line and east of the repair shop to be used for parking of cars serviced or waiting to be serviced; that Atlantic avenue is a main automobile highway heavily trafficked where a new gas selling station will be of considerable value and service to the motoring public, in addition to improving this block front and enhancing the character of the neighborhood, where there now exists several non-conforming uses within a radius of 500 feet; that the service building will be erected of class 3 construction with all exterior walls facing the three streets to be lined with face brick and backed with cinder block or common brick; that all openings to service bay will be equipped with overhead doors; that a brick tower will be erected for the application of electric signs; that the corners at the intersecting streets will be utilized for sign poles; that the open areas of the plot will be paved with concrete pavement around the pumps and trap rock and pitch-paving or other suitable impervious paving in the other portions; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that there was no justification for the exercise of discretion to grant under section 7, subdivisions f and i, of the zoning resolution and denied this application on February 15, 1950; and

WHEREAS, a Copy of Order and Petition of Certiorari was served on the Board on March 23, 1950; and

WHEREAS, on July 17, 1950, the matter was referred back

to the Board, for further argument, by the Supreme Court, Special Term; and

WHEREAS, this application was restored to the calendar for the introduction of further proof in accordance with the order of the court, subject to the regular procedure, waiving all requirements for new photographs and a new decision of the borough superintendent and new plans; and

WHEREAS, a public hearing was held on this application on November 21, 1950, after due notice by publication in the Bulletin, and laid over to December 19, 1950, for inspection and decision without further argument—applicant to file a corrected plot plan showing measurements on Atlantic avenue as to mall and lanes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions f and i, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7f and 7i, for a term of 15 years, to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received September 26, 1950," 3 sheets, and "December 4, 1950," 1 sheet, *on condition* that any uses existing on the premises shall be removed and the plot shall be leveled substantially to the grade of Atlantic avenue and shall be arranged substantially as indicated on such plans; that there shall be no sign structure erected above the main roof of the accessory building; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of 4 ft.; that any curb cuts to Georgia avenue shall be within 25 ft. of the building line of Atlantic avenue; that any curb cuts to Sheffield avenue shall be restricted to two curb cuts each 25 ft. in width, located substantially as shown; that the curb cuts on Atlantic avenue shall be restricted to two, as indicated, not exceedng 25 ft. in width, each; that at the intersection within the building line at either corner there shall be erected a block of concrete which may be segmental in shape and shall extend for a distance of 5 ft. along either street line from the intersection and shall be not less than 12 in. in height; that the number of gasoline storage tanks shall not exceed twelve (12) 550 gallon tanks; that pumps shall be not nearer than 10 ft. to the street line as indicated from the base of the pumps; that the accessory building shall be of the design and arrangement as shown and shall comply with the requirements of the Building Code in all respects; that the boiler room shall be located so as to be accessible from the exterior only and shall be separated from the balance of the accessory building by fireproof construction; that the repair work shall be with hand tools only and shall be carried on entirely with the space indicated as repair shop; that along the northerly line the wall of the proposed accessory building shall have no openings and where walls of accessory building do not occur there shall be constructed and maintained a masonry fence not less than 5 ft. 6 in. in height, properly coped; that such fence shall be returned from the rear lot line along Sheffield avenue for a distance of 20 ft.; that the sidewalks and curbing surrounding the premises shall be reconstructed to the satisfaction of the Borough President; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that where not occupied by accessory building and pumps, the balance of the premises shall be surfaced with concrete or bituminous paving; that before plans are filed with the Borough Superintendent complete working drawings shall be submitted to the Board for further consideration and after such approval such plans shall be filed within three (3) months from the date of this resolution; that after approval of such plans, all permits shall be obtained and all work completed within one (1) year thereafter.

163-50-BZ

APPLICANT—Alfred Gross, for Permanent Land #12 Corporation, owner (Glen Oaks Village #12, Inc., lessee).

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection of a garage for five snow removal trucks, for a term of years.

PREMISES AFFECTED—70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: James Pasta.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (163-50-BZ)

WHEREAS, Alfred Gross for Permanent Land #12 Corp., owner, filed February 20, 1950 an application under section 7e of the zoning resolution, to permit in a residence use district the erection of a garage for five snow removal trucks, for a term of years, affecting premises 70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (Glen Oaks Village #2) (Block 8443, part of Lot 1), Bellerose, Borough of Queens; and

WHEREAS, a public hearing was held on this application on December 19, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 260th street, 261st street, Langston avenue, Bridgewater avenue and the site are in a residence use, F area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 30, 1950, acting on N.B. Applic. 401-50, reads:

"1. The erection of a garage for five snow removal trucks in a residence district is contrary to Art. II, Sec. 3 of the Zone Law."

and

WHEREAS, the applicant states that the premises consist of a plot, 765.37 feet frontage by 314.54 feet in depth (irregular) on which are presently located two-story, two-family dwellings and accessory garages; that it is proposed to erect a building 48 feet by 84 feet six inches, one story, 19 feet in height, of class 3 construction, to be used as a garage for snow removal and maintenance vehicles and equipment; and

WHEREAS, the applicant contends that to the north of this property the area is vacant and unimproved; that in connection with the care and maintenance of the streets in Glen Oaks Village, the petitioner requires the use of snow removal and other highway equipment, and it is proposed to store these vehicles and equipment in a garage to be erected adjacent to the group garages permitted under Cal. 16-49-BZ; that determination of the site for the proposed garage was reached after a study of the whole development, having in mind its availability to the street areas to be maintained and its conformity with the general purpose and intent of the zoning resolution; that the structure will have a frontage of 48 feet and a depth of 84 feet 6 inches and will be constructed of the same material and design of the garages already on the property and in harmony with the general architecture; that the proposed garage will enable the owners to obtain a most necessary use of their property

without detriment to any of the adjacent and surrounding property; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision e, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7e, to permit the garages as proposed and as permitted by the Board under Cal. No. 16-49-BZ, as amended this day, to be occupied as indicated on plans marked "Received February 20, 1950," 3 sheets; for the storage of equipment for snow removal and other maintenance equipment required for the entire development, *on condition* that the resolution as amended this day under Cal. 16-49-BZ, shall be complied with; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

315-50-BZ

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21, of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted.

PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of The Bronx.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (315-50-BZ)

WHEREAS, A. J. Daidone for The Department of Public Works, City of New York, owner, filed April 26, 1950 an application under section 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a library, using more than the area permitted, affecting premises 2150-2154-2158 University avenue, north side, 107.45 feet west of East Aqueduct avenue (Block 3211, Lots 5 and 7), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on November 28, 1950, after due notice by publication in the Bulletin and then laid over to December 19, 1950, for applicant to notify affected owners in the area; and

WHEREAS, the district maps accompanying the zoning resolution show that East Aqueduct avenue is in residence and business use, D area, class 1¼ height districts; that University avenue and the site are in a residence use, D area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 19, 1950, acting on N.B. Applic. 252-50, reads:

"2. Indicate compliance with section 14 of the zoning resolution, as to permitted ground coverage";

and

WHEREAS, the applicant states that the premises consist of a plot 199.86 feet frontage by 125.35 feet in depth, on which is located a 2½ story brick dwelling to be demolished; that it is proposed to erect a building, irregular in shape, with a radius of 115 feet; 125 feet, 4¼ inches fronting Macombs Dam road and 45 feet in depth on the northerly lot line; 157 feet 3½ inches circular fronting on University avenue (main entrance), 2 stories and basement, 31.5 feet in height, of class 1 construction, to be used as a branch library for the New York Public Library; and

WHEREAS, the applicant contends that this properly falls within the area of a D district and the area of the proposed building exceeds by 10% the percentage of the corner lot which a building may occupy, as specified in section 14 of the zoning regulations; that when this proposed library building was designed, it was anticipated that the City of New York would transfer full title to lot 3 to the New York Public Library, and there would not now be any question concerning excess coverage; that, however, it has been found that the City of New York does not have clear title to this lot by virtue of the existence of easements concerning rights of way, and it cannot transfer lot 3 to the New York Public Library; that inasmuch as the City of New York is the owner of lot 3, and the proposed building will front on the roadbed which is a part of this lot, and that the building will be located on a corner lot, it is requested that consideration be given to these facts in determining the permissible area of coverage for the library site; that the proposed library building was designed without any attempt to evade the spirit of the requirements of, section 14 of the zoning resolution; that a reduction in the size of the building would result in reduced library facilities inadequate to fully serve a densely populated community and that the area the building occupies on the plot is only ten percent in excess of the limitations set by the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and was, therefore, entitled to relief as to extension of area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to extension of area, to permit the construction of the building substantially as proposed as a New York City Branch Public Library and as indicated on plans filed with this application marked "Received April 26, 1950," 6 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

337-50-BZ

APPLICANT—William H. Altman, for Anthony Conte, Charles Conte, Angelo Conte and Salvatore, owners.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station.

PREMISES AFFECTED—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Altman, Anthony Conte and Charles Conte.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

MINUTES

THE RESOLUTION (337-50-BZ)

WHEREAS, William H. Altman for Conte Bros. (Charles Conte, Angelo Conte, Anthony Conte and Salvatore Conte), owners, filed April 19, 1950, an application under sections 7e and 7f of the zoning resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, to include lubritorium, wheel alignment and sale of auto accessories; and to permit the frame structure occupancy to be changed from store to barber shop and office for the gasoline service station, affecting premises 9211 Avenue L and 1415-1417 East 92nd street, northwest corner (Block 8238, Lot 9), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 8, 1950, after due notice by publication in the Bulletin; laid over to November 28, 1950, for inspection and decision without further argument—applicant to submit revised plan of first floor and cellar by November 21st (the applicant withdrew section 7e as one of the bases for his application), and then laid over to December 19, 1950, for inspection and decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that East 92nd street is in residence and business use, D area and class 1 height districts; Avenue L and the site are in a business use, D area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1950, acting on Alt. Applic. 4317-49, reads:

> "1. Proposed change of occupancy on the 1st floor from store to barber shop and office for gasoline service station is contrary to Art. II, Sec. 4(a), Subdiv. 46 of the zoning resolution."

and

WHEREAS, the decision of the borough superintendent, dated March 23, 1950, acting on N.B. Applic. 1017-49, reads:

> "1. Proposed change in occupancy from gasoline service station to gasoline service station, lubritorium, wheel alignment and sale of auto accessories, and the reconstruction of the existing gasoline station and the extension of the uses into the existing frame building on the same lot is contrary to Art. II, Sec. 4(a), Subdiv. 46 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 32 ft. 9 in. front by 99 ft. in depth, irregular, on which is located a one-family dwelling and store and a gasoline service station with an office 14 ft. 2 in. by 20 ft. 3 in., one story in height of class 4 construction; that Certificate of Occupancy 56748-29 permits store and one family; that it is proposed to demolish the frame one-story office and remove the present hydraulic lifts and to erect a modern one-story masonry structure to be used as a lubritorium; and

WHEREAS, the applicant contends that the premises is presently improved with a two-story frame, brick filled structure, 20 ft. 4 in. by 35 ft. 2 in. at the northerly end of the lot; that adjacent to this building is a one-story frame structure approximately 14 ft. by 20 ft. used as an office for the existing gasoline station at the southerly end of the lot; that under Applic. 22413, Permit 16792, approved November 19, 1924, an extension was built to the existing dwelling then located at the southwest corner of the lot; that this extension was to be used as an office for the then existing gasoline station; that in 1928 under Applic. 3820, approved April 7, 1928, the dwelling was moved to the northerly end of the lot; that a brick extension approximately 8 ft. 4 in. deep was erected at the front of the building and the use was converted to a store on the 1st floor and dwelling on the second floor; that this building is presently occupied as a barber shop on the 1st floor and a dentist's office and residence on the 2nd floor; that in the same year under Applic. 10865, Permit 9217, approved Aug. 13, 1928, the one-story frame garage was altered to be used as an office and salesroom for the gas station; that no certificates of occupancy have been issued for these improvements; that on October 4, 1924, the Division of Fire Prevention and Combustibles approved plan 1734-24 for a 550-gallon gasoline tank and pump; that it is proposed to erect a modern one-story masonry structure to be used as a lubritorium; that this building is to be faced with buff face brick and will have plate glass show windows in the wall along Avenue L; that since space in this building is very limited, it is proposed to utilize the space behind the partition in the barber shop for office and toilet facilities; that the present concrete island with three pumps is to be removed and two small concrete islands with two pumps each are to be installed 10 ft. from the building line; that the fence along the westerly lot line is to remain as is, the sign post and sign advertising the brand of gasoline for sale; that the reconstruction of this station is necessary to keep pace with the modern trend of business and to do away with the outmoded outdoor greasing facilities; that the enclosed lubritorium will make available better facilities to the public and the personnel of the station from the standpoint of health and safety as they will be protected from inclement weather; that it will also provide greater safety to pedestrian traffic as the travel of cars will be confined to a smaller area; that in addition, the new building will greatly enhance the appearance of the surrounding area; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7f of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7f for a term of fifteen (15) years to permit the existing gasoline service station to be reconstructed and lubritorium building constructed substantially as proposed and as indicated on plans filed with this application marked "Received April 19, 1950," 3 sheets, except that the existing two story building shall be arranged and maintained in accordance with plan filed marked "Received November 22, 1950," 1 sheet; that there shall be no lift or pits constructed or maintained except within the proposed lubritorium building; that if pits are constructed and there are closure doors, the pits shall be mechanically ventilated with a spark-proof blown exhaust through a metal duct above the roof; that the gasoline service pumps shall be rearranged as proposed so as to be not nearer than 10 ft. to Avenue L; that along the northerly lot line adjacent to Lot No. 8 where walls of existing buildings and proposed lubritorium building do not occur there shall be erected a masonry fence not less than 5 ft. 6 in. in height and properly coped; that curb cuts shall be restricted to two curb cuts to Avenue L, each not exceeding 25 ft. in width and one curb cut to East 92nd street of similar width, with no part of any curb cut to be nearer than 5 ft. to any street or lot line as prolongated; that at the intersection there shall be erected and maintained a block of concrete extending for a distance of 5 ft. along either street line and not less than 12 in. in height; that such block of concrete may be segmental in shape; that there shall be no additional windows constructed from the existing or proposed buildings opening upon the adjoining premises; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that the premises where not occupied by accessory buildings and pumps shall be paved with concrete or bituminous paving; that the sidewalks and curbings around the premises shall be restored to the satisfaction of the Borough President; that the boiler room in the cellar shall be fire retarded, as proposed and shown, with entrance only from the exterior; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

369-50-BZ

APPLICANT—Lehman and Fitzsimons, for Alfred F. and Loretta Benson, owners.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence use district, the extension to existing workshop for repairing of truck bodies.

PREMISES AFFECTED—125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue; 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Alfred Benson.

For Opposition: Edw. Hoffman, Dept. of Parks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (369-50-BZ)

WHEREAS, Lehman and Fitzsimons for Alfred F. and Loretta Benson, owners, filed May 19, 1950 an application under sections 7c and 7e of the zoning resolution, to permit in a residence use district the extension to existing workshop for repairing of truck bodies, affecting premises 125-12 to 125-20 150th avenue, south side, from 126th street to South Conduit avenue, 125-02 to 125-12 South Conduit avenue, 150-09 to 150-15 125th street and 150-02 to 150-10 126th street (Block 11894, Lots 30, 32, 34, 36 and 38), South Ozone Park, Borough of Queens; and

WHEREAS, a public hearing was held on this application on October 10, 1950, after due notice by publication in the Bulletin; laid over to November 8, 1950, for inspection and decision without further argument; then laid over to November 21, 1950, pending the filing of an application for the plot across 150th avenue now also used by the owner for storage of truck bodies; then laid over to December 5, 1950, for further consideration after the applicant has reported as to the status of the lot now used for storage of truck bodies on 126th street, across from the premises involved in this appeal, and for which the applicant obtained and exhibited a certificate of occupancy and then laid over to December 19, 1950 for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that 150th avenue, South Conduit avenue, 125th and 126th streets, and the site are in a residence use, F area and class 1 and 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 17, 1950, acting on Alt. Applic. 982-50, reads:

> "1. The extension of a legally existing non-conforming use of a workshop for repairing of truck bodies in a residence use district on a plot used for a one family dwelling with accessory garage, and storage of truck bodies, is contrary to Art. 2, Sec. 3 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 90.12 feet frontage by 160 feet in depth (irregular), on which is located a one-story frame dwelling and accessory garage, a one-story workshop and the storage of truck bodies, for which certificate of occupancy Q6006-39 has been issued for workshop for repairs to truck bodies, and certificate of occupancy Q3462-39 storage of truck bodies, on a plot 80 x 100; that it is proposed to extend existing one-story work shop 80 feet by 44 feet (irregular) at rear of lot, one story, 15 feet in height, of class 3 construction, to be used as a workshop; and

WHEREAS, the applicant contends that it is proposed to erect a concrete curb and to install suitable landscaping material in order to improve the present appearance; that although there is no existing curb on 125th street, permit Q2202 was issued in June 1939 for a cut 60 feet south of South Conduit avenue, and it is proposed to abandon this cut and to install a new one 12 feet south of South Conduit avenue; that a fence will be erected along the remaining frontage on 125th street and will continue along the northerly lot line of the adjoining lot to the south and along the westerly lot lines of lots 40 and 42 to the east, and that the existing concrete drop curb on South Conduit avenue will be abandoned; that this drop curb, of which there is no record in the Building Department nor in the Bureau of Highways, was installed at the time South Conduit avenue was paved, and he has been advised by the Bureau of Highways that the paving of South Conduit avenue was done under State contract; that under Alt. Applic. 2233 of 1938 the building theretofore used as a garage was altered to be occupied as a workshop for repairing truck bodies; that the owner of the premises, however, having failed to build according to the filed plans, was served with violation 3015-1938 reading, "1. Building 15' high, approved plan calls for 13'"; that on an appeal to this Board under Cal No. 942-39-A, the decision of the borough superintendent as to the violation, was modified, and the appeal was granted permitting the additional 2 feet of increased height as constructed; that certificate of occupancy Q6006 was issued in September 1939, and that since that time the owner's business has increased; that the present volume of business requires that he have a much larger building in which to do his repair work; that he has stored truck bodies on the unbuilt upon portion of the premises since the start of the business, and that in 1939 he secured a certificate of occupancy 34062 for such use for the westerly portion of the premises, that is, lots 30 and 32, which he then leased; that the conduct of his business has always been a clean operation, never any different from that shown in the accompanying photographs, and that his future operations will not adversely affect the character of the neighborhood; that as of July 25, 1916, the plot in question was zoned as a one times height district and a D area district; that the portion of the property within 100 feet of South Conduit avenue was zoned as a business district and the remainder was designated as undetermined; that on October 3, 1924, the business portion was changed to undetermined, and that the present use, area and height designations became effective on November 28, 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7c, to permit extension to include Lot No. 34, in addition to the balance of the premises now subject to certificates of occupancy, and to permit the extension of the building substantially as proposed and as indicated on revised plans marked "Received December 15, 1950," 2 sheets; that all other plans submitted shall be marked "void" except the area plan marked "Received May 19, 1950," *on condition* that such building shall be used only as proposed and in all other respects shall comply with the requirements of the Building Code; that there shall be maintained along the building line of South Conduit avenue and 150th avenue, as shown on such revised plans, a planting area not less than 5 ft. in width behind a suitable fencing, all as may be approved by the Park Department, including the type of planting material to be maintained; that the sidewalks and curbings around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that suitable fences shall be maintained also on all lot lines where existing fences are shown, except that such existing fences may be retained if in good structural condition satisfactory to the borough superintendent; that the premises shall be paved with concrete or bituminous paving where not occupied by existing proposed buildings and

planting; that there may be one entrance as shown from 125th street not nearer than 5 ft. to the street building line of South Conduit avenue as prolongated; that upon completion of the work a new certificate of occupancy covering the entire premises shall be issued superseding the existing certificates of occupancy; that such portable fire fighting appliances shall be maintained as the fire commissioner shall direct; that this variance is granted only so long as the premises and proposed building are occupied as proposed and that no other lot or plot shall be occupied adjacent to these premises for storage or repair of trucks or other material unless a lawfully issued certificate of occupancy has been obtained; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

562-50-BZ

APPLICANT—John J. Tricarico and Edward Manasse, for Bohack Realty Corporation, owner.

SUBJECT—Application (decision of borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building, using more than the area permitted.

PREMISES AFFECTED—5515-5523 8th avenue and 801-809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.
For Opposition: Ann Klein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (562-50-BZ)

WHEREAS, John J. Tricarico and Edward Manasse for Bohack Realty Corporation, owner, filed July 24, 1950 an application under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a building using more than the area permitted, affecting premises 5515 to 5523 8th avenue, 801 to 809 56th street, northeast corner (Block 5679, Lot 1), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 21, 1950, after due notice by publication in the Bulletin, and laid over to December 19, 1950, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that 56th street is in residence and business use, C area and class 1 height districts and that 8th avenue and the site are in a business use, C area and class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1950 acting on N.B. Applic. 1124-50, reads:

"1. The proposed structure will occupy a greater percentage of the lot area than that permitted by the Zoning Res., Art. Iv, Sect. 13.b."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet frontage by 80 feet 2 inches in depth, presently vacant; that it is proposed to erect a building covering the entire lot, one story, 11 feet 2 inches in height, of class 3 construction, to be used as a super-market; and

WHEREAS, the applicant contends that a survey of the immediate neighborhood indicates a need for a supermarket along the lines indicated on the plans; that the owner finds that a market of 5000 square feet would be impractical and would require a floor area of the maximum 6400 square feet in order to render this project operable from a financial viewpoint; that the owner will, as far as possible, arrange for deliveries before 9 A.M. and after 5 P.M. in order to relieve traffic congestion; that all deliveries will be made on 8th avenue and that use of the residential street will be avoided; that all doors indicated on plans facing the 56th street side are 3 feet 6 inches by 7 feet with hinged transom over, and will not project more than 18 inches beyond the building line; that the first door east of 8th avenue is for secondary means of egress and the remaining two doors east of 8th avenue will conform to requirements of Section 7-A of the building zone resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution and is therefore entitled to relief as to extension of area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the erection substantially as proposed of a one story business building as indicated on plans filed with this application marked "Received July 24, 1950," 5 sheets, and revised plans marked "Received December 15, 1950," 4 sheets, *on condition* that the area coverage of the building and the arrangement shall be as indicated on such revised plans; that the rear yard shall be paved with concrete and properly drained; that at the building line at 56th street there shall be maintained a suitable gate and there shall be no openings along 56th street except one as shown for emergency exit; that the building shall otherwise be substantially as indicated on such revised plans; that the boiler room shall be separated from the balance of the cellar by fireproof construction and enterable only from the exterior; that all shipments and receipt of merchandise shall be solely from 8th avenue; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no roof signs erected; that the building shall not be increased in height or area; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

571-50-BZ

APPLICANT—William R .Shirley, for Safeway Stores, Inc., owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign structure (pylon) not permitted.

PREMISES AFFECTED—205-211 Sumner avenue and 826-834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: William R. Shirley and C. J. Nager.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (571-50-BZ)

WHEREAS, W. R. Shirley for Safeway Stores, Inc., owner, filed July 27, 1950 an application under sections 7c, 21 and 7e of the zoning resolution, to permit in residence and business use districts the erection and maintenance of a business building (retail food store), using more than the area permitted and without the required rear yard, and with a sign

structure (pylon), not permitted, affecting premises 205 to 211 Sumner avenue, and 826 to 834 Lafayette avenue, southeast corner (Block 1609, Lot 5), Borough of Brooklyn; and

WHEREAS, a public hearing was held on this application on November 8, 1950, after due notice by publication in the Bulletin; laid over to November 21, 1950, for inspection and decision without further argument; then laid over to December 5, 1950, for further consideration—applicant to file revised plans as to off-street loading; and then laid over to December 19, 1950 for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that Sumner avenue is in a business use, C area and class 1 height district; and that Lafayette avenue and the site are in business and residence use, C area and class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1950, acting on N.B. Applic. 1149-50, reads:

"1. The erection of a building as proposed for use as a retail food store partly within a residence use district is contrary to the Zoning Resolution, Art. II, Sect. 3.

2. The bldg. exceeds the area permitted in a "C" area district by Art. IV, Sect. 13.

3. A rear yard abutting the residence use district is required by the Zoning Res., Art. IV, Sect. 17(a).

4. The sign structure, called "pylon" on plan, in a business use district is contrary to Art. II, Sect. 4(a)(49) of the Zoning Res.";

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 115 feet 4 inches in depth, presently vacant except for billboards (sign permit 4905-37); that it is proposed to erect a building 99 feet 4 inches front by 114 feet 10 inches in depth, one story, 30 feet in height, of class 3 construction, to be used as a retail food store; and

WHEREAS, the applicant contends that the premises are presently zoned for business use to a depth of 100 feet and the remainder for residence use, the entire plot being in a C area district; that the use, height and area designations affecting this plot have not been changed since 1916; that the proposed building is being arranged and designed for occupancy by a retail food store as shown on filed plans, and that in order to accommodate this retail food store, it is necessary to create a large open store area of the indicated depth and frontage and not as is ordinarily required for local retail stores; that in order to make this project economically feasible, it is necessary to construct this building to occupy the full depth of the plot and an increase of area over that permitted by the zoning resolution; that the required open area for this particular plot would serve no useful purpose and would not be beneficial to anyone, in view of the surrounding conditions; that on the adjoining premises, lots 1 and 79 are now developed, each with a four-story multiple dwelling with stores only in the structure on lot 1; that the rear enclosure walls of these structures are ten feet and eleven feet from the subject plot as shown on Detail Plan, marked "Occupied Area of Adjacent Property" and that lot 12 is developed with a two-story dwelling whose west enclosure wall, in which there are no windows, directly adjoins the subject plot; that the general purpose and intent of the zoning amendments of 1944, which for the first time established percentage limitations on building area within this district, was, among other things, to increase and promote more open space, light and air about buildings to be erected, but as applied to this particular plot, it would not serve any useful purpose, and to deny the owner the use of this plot for its logical use as proposed, would benefit no one and deprive the owner of a beneficial use of his property; that to permit this structure would benefit the neighborhood, as it would develop a vacant plot with a harmonious use and tend to eliminate an unregulated open area which has become a nuisance insofar that it has in the past served as an easy avenue for hoodlums and thieves to enter the rear yards of adjacent properties for the purpose of housebreaking and burglary and accumulation of rubbish; that the recognized rule of equality of privilege warrants the Board's consideration to permit the subject premises the same benefits of building area as exists for others along this same street, namely the three-story factory building in Block 1605, Lot 1; that the low proposed building will provide better permanent light and ventilation for the opposite and adjoining properties than the zoning law requires under the height and area district regulations; that under those regulations, conforming buildings could be erected, having a greater height and bulk and volume of building far in excess of that which is being proposed; that limiting the proposed building development in height, while allowing an increase in the area of coverage thus actually benefits the surrounding properties; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivisions c and e, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under section 21 of the zoning resolution, and was, therefore, entitled to relief as to extension of area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under sections 7c, 7e and 21, to permit the construction on the premises of the proposed one story commercial building substantially as proposed and as indicated on plans filed with this application marked "Received July 27, 1950," 1 sheet, September 11, 1950, 1 sheet and plot plan and revised plans marked "Received December 19, 1950," 4 sheets; that all other plans filed shall be marked "void"; that the building shall be arranged substantially as indicated on such revised plan marked "Received December 19, 1950," except that the main entrance from Lafayette avenue shall be located westerly within approximately 20 ft. from the corner of Sumner avenue; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no window or other openings on the interior lot lines; that sidewalks and curbings surrounding the premises shall be reconstructed to the satisfaction of the Borough President; that there shall be no roof sign constructed; that all signs erected shall be below the parapet line provided that signs on Lafayette avenue shall be within 25 ft. from Sumner avenue only; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

620-50-BZ

APPLICANT—Robert Gottlieb, for Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion S. Golankiewicz, owners.

SUBJECT—Application (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—Southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45 and 48), Borough of The Bronx.

APPEARANCES—
For Applicant: Robert Gottlieb.
For Opposition: Edw. Hoffman, Dep't of Parks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (620-50-BZ)

WHEREAS, Robert Gottlieb for Alvin F. Golankiewicz, Frank Golankiewicz, Roman B. Golankiewicz and Marion

S. Golankiewicz, owners, filed August 7, 1950 an application under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of years, affecting premises southeast corner of East 224th street and Bronx boulevard (Block 4819, Lots 42, 45 and 48), Borough of the Bronx; and

WHEREAS, a public hearing was held on this application on October 31, 1950, after due notice by publication in the Bulletin; laid over to November 28, 1950, for inspection and decision without further argument; then laid over to December 12, 1950 for applicant to submit revised plans; and then laid over to December 19, 1950, at request of applicant,to file revised plans as requested by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that Bronx boulevard, East 224th street and the site are in a residence use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1950, acting on Alt. Applic. 595-50, reads:

"1. The proposed parking and storage lot in a residence district is contrary to Section 3 of the Zoning Resolution";

and

WHEREAS, the applicant states that the premises consist of a plot, 106 feet frontage by 165 feet in depth, presently vacant; that it is proposed to permit the parking and storage of pleasure type motor vehicles; and

WHEREAS, the applicant contends that the owner has illegally been using the northern portion of this plot (130 feet) for the parking of 46 passenger cars; that there is a need for off street parking in this vicinity because there are five large apartment houses within 150 feet of these premises (Block 4819, Lots 8-34 and 15; Block 4820, Lot 28 and Block 4825, Lot 51), and Bronx boulevard is only paved for a narrow width and only has parking space on the east side of the street; that 224th street, like all the other cross streets in the vicinity, is only 50 feet wide and has no curbs or permanent grading, and that parking on this street is therefore dangerous; that the owner proposes to limit the amount of cars to 46, providing over 9 feet in width per car and renting space by the month only, so that each tenant would have his regularly assigned space and usually would only take his car out once daily; that the owner's family has paid taxes on this land for 24 years, and as the property is assessed for $34,000 (taxes about $1,000. per annum), permission to use this plot for off street parking would greatly aid in lifting the burden of taxes until such time when it would be possible to erect a large multiple dwelling on the plot; that proper surfacing of the plot and bumpers and fences, as determined by the Board, will be installed as required; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision h, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7h, for a term of five (5) years, to permit the premises to be occupied for parking and storage of motor vehicles substantially as proposed and as indicated on plans filed with this application marked "Received August 7, 1950," 2 sheets, and revised plan marked "Received December 14, 1950," 1 sheet, *on condition* that only cars of the pleasure car type shall be so stored or parked; that there shall be maintained along the building line of Bronx boulevard, fencing and planting as shown on such revised plan as approved by the Park Department marked "Received December 14, 1950," including a bumper so located as to prevent damage to planting; that in addition there shall be maintained on the inside face of the fence a woven wire mesh of suitable heavy gauge to the height of the fence; that similar fences shall be maintained along the street line to the north along East 224th street; that in such fence there shall be a gate of appropriate construction and design which shall normally be kept closed; that a similar fence shall be erected across the lot at the south as indicated; that along the interior lot line to the east there shall be a masonry wall properly coped and a wire fence where walls of adjoining buildings do not occur, all to a total height of not less than 4 ft. 6 in.; that wood bumpers shall also be maintained as indicated; that the premises shall be leveled substantially to the grade of 224th street and shall be surfaced with clean gravel, steam cinders or other suitable material and treated with a binder; that the sidewalks around the premises shall be repaired to the satisfaction of the Borough President; that during the term of this variance the premises shall be used for no other use and no building shall be erected on the premises; that all permits shall be obtained and all work completed within six (6) months from the date of this resolution.

724-50-BZ

APPLICANT— Robert Gottlieb, for Anthony LaMura, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, A area district, the erection and maintenance of a garage using more than the permitted area.

PREMISES AFFECTED—2241 Light street, northeast corner of Rombouts avenue (Block 4951, Lots 20 and 22), Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.
For Opposition: Helen Nowarowska.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (724-50-BZ)

WHEREAS, Robert Gottlieb, for Anthony LaMura, owner, filed October 17, 1950, an application under sections 7c and 21 of the zoning resolution, to permit in a residence use A area district the erection and maintenance of a garage using more than the permitted area, affecting premises 2241 Light street, northeast corner of Rombouts avenue, (Block 4951, Lots 20 and 22), Borough of The Bronx; and

WHEREAS, a public hearing was held on this application on December 19, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that Rombouts avenue is in residence and manufacturing use, A area and class 1½ height districts; Light street and the site are in a residence use, A area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 9, 1950, acting on Alt. Applic. 852-50, reads:

"1. In a residence district, the proposed storage garage for more than five (5) motor vehicles is contrary to Section 3 of the zoning resolution.

2. In an 'A' district, the proposed ground coverage exceeds limits specified in Section 11 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 100 ft. front by 100 ft. in depth, on which is located a building 50 ft. front by 100 ft. in depth, one story, 16 ft. in height, of class 3 construction, presently used as a storage garage for more than five motor vehicles and contractors equipment; that it is proposed to complete the enclosure of the present yard (50 ft. by 100 ft.) and use the proposed building as a garage for owner's motor vehicles and equipment, for which certificate of occupancy 6503-49 (N.B.

278-48) was issued when the use district was unrestricted; and

WHEREAS, the applicant contends that in the fall of 1948, while the zone was unrestricted, the owner erected a 50 ft. by 100 ft. garage on the west portion and a 50 ft. by 100 ft. brick wall enclosed yard for parking and storage of his trucks and construction equipment on the east portion, with a view of the future of enclosing this portion with a roof; that however, in February of 1949 the zoning was changed to residence and the property on the other side of the street to manufacturing; that the owner, finding that he needs an enclosed garage at this time, wishes to complete the job as originally contemplated; that this application is based on Sections 7c and 21 of the zoning resolution to permit the raising of the side walls and the roofing in of the 50 ft. by 100 ft. open portion on the east; that the character of the neighborhood is now predominately commercial with iron shops and garages and stores adjoining the property; that roofing over the east wing would not change the character of the street nor change the present legal use of the property; that regarding the area coverage (90% in "A" residence), it is felt that in view of the fact that there are already walls 12 ft. high around the entire lot, built at a time when the district was unrestricted and that a 100% of the lot is now legally covered, it is respectfully the variance be granted as set forth; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* as to objection 1, under section 7c thereof, to permit the alteration of the present walled-in area substantially as proposed and indicated on plans filed with this application marked "Received October 17, 1950," three sheets, to permit the building as proposed to be occupied as a non-storage garage as proposed; as to objection 2, *granted on condition* that the present occupancy of the premises shall not be increased by the addition of any other lot; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the proposed building on space formerly permitted to be occupied as an open area surrounded by high walls shall be occupied only in conjunction with the adjoining building under the same ownership and for the purpose as proposed; that all permits shall be obtained, work completed and a certificate of occupancy obtained within one year from the date of this resolution.

729-50-BZ

APPLICANT—Charles M. Spindler, for Henry Bender, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in business use district, the reconstruction and extension of existing gasoline service station to include auto washing lubritorium, sales of accessories and office.

PREMISES AFFECTED—14-08 to 14-14 36th avenue and 36-02 to 36-10 21st street, southwest corner (Block 349, Lot 16), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (729-50-BZ)

WHEREAS, Charles M. Spindler for Henry Bender, owner, filed October 19, 1950 an application under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension of an existing gasoline service station to include auto washing, lubritorium, sale of accessories and office, affecting premises 14-08 to 14-14 36th avenue and 36-02 to 36-10 21st street, southwest corner (Block 349, Lot 16), Long Island City, Borough of Queens; and

WHEREAS, a public hearing was held on this application on December 19, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that 21st street is in business and manufacturing use, B area class 1½ height districts; 36th avenue is in residence and business use, B area, class 1½ height districts and the site is in a business use, B area and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 6, 1950, acting on N.B. Applic. 8125-50, reads:

> "1. Proposed reconstruction and extension in area of an existing gasoline service station in a business use district and use of premises as a gasoline service tation, auto washing, lubritorium, office and sale of auto accessories is contrary to Art. II, Sect. 4(a) (46) of the Zoning Resolution.";

and

WHEREAS, the applicant states that the premises consist of a plot, 80 feet frontage by 100 feet in depth on which is located a one-story metal building with a one-story frame shed, a one-story shed and grease pits, all to be removed, for which certificate of occupancy 49066-32 (N.B. 2042-31) has been issued for office for gas station with a frontage of 82 feet on 21st street; that it is proposed to extend the frontage along 21st street to 100 feet, remove all buildings and construct a building 57 feet 10 inches by 30 feet in depth (irregular), one story, 13 feet in height, of class 3 construction, to be used in conjunction with the gasoline station as lubritorium, washing, storage room, office and sales room, and it is also proposed to have eight 550-gallon gasoline tanks and four approved dispensing pumps; that it is further proposed to rearrange the curb cuts on 21st street and install a curb cut on 36th avenue; and

WHEREAS, the applicant contends that this gasoline station was approved with a frontage of 82 feet on 21st street and that it is now proposed to extend the frontage along 21st street to 100 feet; that this entire square block, including the site, is under one ownership; that the portion of the plot which will be added to the gas station is now part of a large auto wrecking yard which extends over the number of lots to the south and west of the site, as indicated on the block diagram; that the shed which occupies this portion of the auto wrecking yard is in a dilapidated condition, and its demolution, together with reduction of the size of the auto wrecking yard will be beneficial to the area; that to the south of the site along 21st street, the entire affected area is used for auto wrecking, gas station and steel yards; that it is proposed to remove all buildings on the site and construct a modern service station building; that the lot lines will be fenced and planting and shrubbery will be provided; that the proposed modernization will be a distinct improvement for the conditions now existing on the site and the outdoor greasing facilities will be removed; that the use zone of the entire premises was changed from unrestricted to business on August 15, 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the lawfully existing gasoline service station to be

reconstructed and extended in area to the south and reduced in area to the west as proposed and as indicated on plans filed with this application marked "Received October 19, 1950," five sheets, *on condition* that all existing buildings and uses on the premises shall be removed and the premises shall be developed substantially as indicated on such plans; that the accessory building shall be designed and arranged as indicated and shall in all other respects comply with the requirements of the building code; that the gasoline pumps shall be not nearer than 10 ft. to the street building line from the base of the pumps; that planting shall be maintained protected with a concrete curbing as proposed in such areas as indicated on such plans; that the type of planting maintained shall be suitable for the location and as proposed; that the number of gasoline storage tanks shall be restricted to eight (8) 550 gallon tanks which shall be new or reused tanks if such reused tanks are tested and approved by the fire commissioner for continued use; that the curb cuts shall be restricted to two (2) 30 ft. curb cuts to 21st street and one to 36th avenue, located where shown; that at the intersection there shall be erected a concrete block extending for 5 ft. along either street building line from the intersection and not less than 12 in. in height, which may be segmental in shape; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that no greasing pits shall be installed within the accessory building or on the premises; that the balance of the premises where not occupied by the accessory building and pumps shall be surfaced with concrete or bituminous paving; that the sidewalks surrounding the premises and the curbing shall be restored to the satisfaction of the borough president; that along the interior lot lines there shall be installed a woven wire fence of chain link type, erected on a masonry foundation to a total height of not less than 5 ft. 6 in. with no openings therein to adjoining premises; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft.; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution; that a new certificate of occupancy shall be obtained for the area of the gasoline service station as now proposed, superseding all previous certificates of occupancy.

731-50-BZ

APPLICANT—Siegel and Green, for Marion L. Katz, owner.

SUBJECT—Application (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district, the erection and maintenance of a commercial building (stores), using more than the permitted area.

PREMISES AFFECTED—176-178 Avenue of the Americas, east side, 114 ft. 2 in. north of Spring street (Block 504, Lots 5 and 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (731-50-BZ)

WHEREAS, Siegel and Green, for Marion L. Katz, owner, filed October 19, 1950, an application under section 21 of the zoning resolution, to permit in a local retail, C area district, the erection and maintenance of a commercial building (stores), using more than the permitted area, affecting premises 176-178 Avenue of the Americas, east side, 114 feet, 2 inches north of Spring street (Block 504, Lots 5 and 6), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on December 19, 1950, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the Avenue of the Americas is in local retail, business and manufacturing use, C and B area and class -¾ and 1½ height districts; Spring street is in manufacturing, business and unrestricted use, B area, class 1½ height districts; Sullivan street is in business and residence use, C and B area and class 1¼ and 1½ height districts; and the site is in a local retail use, C area and class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1950, acting on N.B. Applic. 187-50, reads:

> "1. The area of the building as shown occupies more than 60% of the area of the lot contrary to Art. IV, Sec. 13(b) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 40 feet, 2⅞ in. front by 79 ft. in depth (average) presently vacant; that it is proposed to erect a building 40 ft. 2 in. by 79 ft. in average depth, one story and cellar, 13 feet, 6 inches in height, class 3 construction, to be used as a commercial building (stores); and

WHEREAS, the applicant contends that the proposed building use will conform in all respects to the use district requirements of the zoning resolution; that it is proposed to develop this plot with a one-story and cellar building to be used for stores, occupying the full area of the plot; that under the area district requirements, the building area is limited to only 60% of the plot; that it is submitted that the area district requirement for this particular plot is illogical and oppressive and not an appropriate regulation and tends to cause an undue hardship and practical difficulty within the meaning of Section 21 of the zoning resolution; that the general purpose and intent of the zoning amendments of 1944, which for the first time established percentage limitations on building area within this present area district, was among other things to increase and promote more open space, light and air about buildings to be erected; that as applied to this particular plot, it would not serve this intent or any useful purpose; and

WHEREAS, the zoning of the plot in question was changed from business use, B area and class 1½ height districts to local retail use, C area and class 1¼ height district effective July 12, 1945; and

WHEREAS, the Board finds that the applicant had substantiated a basis to warrant the exercise of discretion to grant under section 21 of the zoning resolution and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 21 thereof as to extension of area, to permit the building to cover the area as proposed and as indicated on plans filed with this application marked "Received October 19, 1950," four sheets, *on condition* that the building shall not be increased in height or area over what is proposed and in all other respects shall comply with all laws, rules and regulations applicable to the construction and occupancy; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

839-50-BZ

APPLICANT—Albert J. Courtney, for Centaur Realty Co., owner.

MINUTES

SUBJECT—Application (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in the business use portion of a lot located in a business and unrestricted use district, more than the permitted coverage of total floor area for manufacturing.

PREMISES AFFECTED—153-161 East 24th street, north side and 150-158 East 25th street, south side, 84 ft. west of 3rd avenue (Block 880, Lot 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Albert J. Courtney.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (839-50-BZ)

WHEREAS, Albert J. Courtney for Centaur Realty Company, owner, filed November 22, 1950 an application under sections 7c and 21 of the zoning resolution, to permit in the business use portion of a building, located in a business and unrestricted use district, more area than permitted for manufacturing, affecting premises: 153-161 East 24th street, north side, 150-158 East 25th street, south side, 84 ft. west of Third avenue (Block 880, Lot 37), Borough of Manhattan; and

WHEREAS, a public hearing was held on this application on December 19, 1950 at 10 A.M. after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that East 25th and East 24th streets and the site are in business and unrestricted use, B area, districts; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1950 acting on Alt. Applic. 2001-50, reads:

"1. In a business use district not more than 25% of the total floor area may be used for manufacturing, Article II, sect. 4, subd. c, of the zoning resolution.

Note: In the B. of S & A resolution 1092-48-A to obtain a variation from section 10.9.2.5 of the B.C. the applicant stated the portion of the area in the business use district will be restricted to 25% of that floor area."

and

WHEREAS, the applicant states that the premises consist of a lot, 110 ft. front by 197 ft. 6 in. in depth, on which is located a seven story fireproof building covering the whole lot, used as a factory, studio, office and stock rooms, for which Certificate of Occupancy 37630-50 (Alt. 1080-45) has been issued, limiting the factory use to 56% of the total floor area of the building; that it is proposed to use the whole building for manufacturing; and

WHEREAS, the applicant states that the building was built in 1905 and is equipped with a two source sprinkler system throughout, an approved standpipe and an interior fire alarm system with Consolidated Fire Alarm Company connection; that the Board is requested to permit the extension of manufacturing use existing in the unrestricted district (24th street side) into the business district (25th street side); that the use district boundary line divides this building, the northerly half being in a business district and the 24th street side in an unrestricted district for 94 ft. and a business district for 16 ft.; that efficient layout of floors has been impossible because of the restricted manufacturing use in the business portion; that the freight elevators are in the business district while the passenger elevators, office and showrooms are in the unrestricted district which is the reverse of that required for normal operation; that the practical difficulty and hardship arising out of the division of floor areas into two use districts warrants a variance of the restriction for manufacturing in the business zone and the public health and safety will be in no way impaired; that manufacturing use existed in the building prior to the adoption of the zoning resolution; that under Alt. 292-12 the use was changed from stable to warehouse for storage, repair and shipping furniture; that under Cal. No. 1393-17-BZ the Board permitted its use as a garage; that report of Inspector of Fire Prevention dated February 20, 1917 states "second to 7th story used for storage and repair and shipping of furniture"; that the layout of floors with the passenger elevator on 24th street and rear of the building with freight elevators, makes it necessary to locate offices and showrooms in the unrestricted district, absorbing area which might be used for manufacturing; that this condition makes it impossible to obtain a reasonable amount of manufacturing area in this building; that a lease of the entire building has been made with the Radio Corporation of America, the present occupants of the basement, 1st floor and part of the 7th floor and wish to use a large portion of the building for recording and manufacturing of phonographic records and to lease space to others for manufacturing purposes; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c, of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution, and that the application be and it hereby is *granted* under section 7c thereof, to permit the building throughout to be occupied for factory purposes *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the combustible partitions which were the subject of appeal to the Board under Cal. No. 1092-48-A, under which the Board permitted a temporary use of such partitions for a term of two years, shall be removed; that all permits shall be obtained and all work completed within one (1) year from the date of this resolution.

APPEALS FROM ADMINISTRATIVE DECISIONS

696-50-A

APPLICANT—Lama, Proskauer and Prober, for S. A. Morrison, owner (Kingsbury Clothes, lessee).

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1239 East New York avenue, north side, 311 ft. 2½ in. east of Union street and 1418 Pitkin avenue (Block 1477, Lot 31), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Samuel Morrison.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 30, 1951 at 10 A.M. for inspection and decision without further argument. The subject premises was formerly known as lots 31 and 52.

443-49-A

APPLICANT—Herman Kron, for Bessie Deutch and Saul Deutch, owners.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—337-339 Roebling street and 264 Havemeyer street, east side Roebling street, 61 ft. north of corner of Division avenue (1st floor); (Block 2149, Lots 1 and 23), Borough of Brooklyn.

MINUTES

APPEARANCES—
For Applicant: Herman Kron.
For Opposition: Samuel D. Hartstein.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Guinee..... 3
Negative 0
Absent: Commissioner Keating..... 1

THE RESOLUTION (443-49-A)

WHEREAS, Herman Kron, for Bessie Deutch and Saul Deutch, owners, filed May 31, 1949, an appeal from a decision of the borough superintendent, affecting premises 337-339 Roebling street, east side, 61 feet north of Division avenue, and 264 Havemeyer street (1st floor), (Block 2149, Lots 1 and 23), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated February 17, 1950, acting on Alt. Applic. 4915-47, reads:

"2. Automobile repair shop in a class #3 bldg. more than one story in height is contrary to Sect. 4.2.1 Bldg. Code";

and

WHEREAS, the applicant states that the building is 2 stories, 25 feet in height, of class 3 construction, 23 feet by 80 feet in area, erected in 1914 on a lot 23 feet by 80 feet in area, located in a business use, B area, class 1 height district, used and occupied since December 1943 as a motor vehicle repair shop, 3 persons on the first floor; 2nd floor—vacant; that no change in use or occupancy is now proposed; that the building is provided with one three-foot wide wood stairs, wood enclosed, with wood doors which are self-closing and lead direct to street; that a ladder and scuttle to roof is provided; that no certificate of occupancy has been issued for the building; and

WHEREAS, the applicant contends that there is no record in the Department of Housing and Buildings as to the history of the building; that the present 1st floor is occupied as an automobile repair shop doing fender and body work for the past 25 years; that the 2nd floor will be left vacant; that the 1st floor ceiling is covered with metal; that the owner is willing to provide the premises with such safeguards as the Board will deem necessary; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4915-47, Objection 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the repair shop shall be restricted to the first floor as proposed and as permitted under resolution adopted this day under Cal. No. 116-44-BZ; that the 2nd floor shall remain vacant; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that there shall be no additional windows or other openings in walls on the lot line.

164-50-A

APPLICANT—Alfred Gross, for Permanent Land #12 Corp., owner (Glen Oaks Village #12, Inc., lessee).
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—70-33 to 70-65 260th street, northeast corner of Little Neck parkway, 260-01 to 260-63 Langston avenue and 70-06 to 70-20 261st street (first floor, Glen Oaks Village #2); (Block 8443, part of Lot 1), Bellerose, Borough of Queens.
APPEARANCES—
For Applicant: James Pasta.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (164-50-A)

WHEREAS, Alfred Gross, for Permanent Land #12 Corporation, owner, Glen Oaks Village #12, Inc., lessee, filed Februarv 20, 1950, an appeal from a decision of the borough superintendent, affecting 70-33 to 70-65 260th street, northeast corner Little Neck parkway, 260-01 to 260-63 Langston avenue, 70-06 to 70-20 261st street (Block 8443, Part of Lot 1), Bellerose, Borough of Queens; and

WHEREAS, the decision of the borough superintendent dated February 7, 1950, acting on N.B. Applic. 401-50, reads:

"3. Erection of proposed garage building not fronting on a mapped street is contrary to Sec. 36 of the General City Law."

and

WHEREAS, the applicant states that the proposed building will be one story, 19 ft. in height; 48 ft. by 84 ft. 6 in. in area, of class 3 construction, on a lot 765 ft. by 314 ft. in area, in a residence use F area, class 1 height district and used and occupied as a garage for five trucks to be used for snow removal; that it is located on the same lot with existing two-story two-family dwellings and accessory garages as permitted by the Board under Cal. No. 16-49-BZ; and

WHEREAS, the applicant contends that the premises upon which the proposed garage will be erected is sufficiently large to provide adequate means of entrance without requiring the garage to be fronting on a mapped street; that at present there are three group garages located on this plot, permission for which was granted by the Board under Cal. No. 16-49-BZ.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 401-50, Obj. 3, be and it hereby is *modified* and that the appeal be and it it hereby *granted* under the powers vested in the Board under Section 36 of the General City Law, to permit the proposed garage building as permitted under resolution amended this day under Cal. No. 16-49-BZ and under Cal. No. 163-50-BZ adopted this day, to be constructed, not fronting on a mapped street, on condition that a suitable driveway shall be maintained at all times from such building to a mapped street.

338-50-A

APPLICANT—William H. Altman, for Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte, owners.
SUBJECT—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—9211 Avenue L and 1415-1417 East 92nd street, northwest corner (1st floor); (Block 8238, Lot 9), Borough of Brooklyn.
APPEARANCES—
For Applicant: William H. Altman, Anthony Conte and Charles Conte.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Appeal granted on condition.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (338-50-A)

WHEREAS, William H. Altman, for Conte Brox. (Anthony Conte, Charles Conte, Angelo Conte and Salvatore Conte), owners, filed April 19, 1950, an appeal from a decision of the borough superintendent, affecting premises 9211 Avenue L and 1415-1417 East 92nd street, northwest corner

(1st floor); (Block 8238, Lot 9), Borough of Brooklyn; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1950, on Alt. Applic. 4317/49, reads:

"2. Proposed change in occupancy in a frame building more than 1 story in height and more than 600 sq. ft. in area on the first floor from store to barber shop and office for gasoline service station and on the second floor from one family to dentist's office and residence used conjunctively is contrary to 4.2.1 of the Admin. Code."

and

WHEREAS, the applicant states that the building is two stories, 22 ft. 8 in. in height, 20 ft. 4 in. by 37 ft. in area, class 4 construction, erected in 1924, located on a lot 32 ft. 9 in. by 98 ft. 6 in. in area, in a business use, D area, class 1 height district, now used and occupied: cellar, ordinary use; 1st floor, barber shop, 4 persons; 2nd floor, dentist's office and residence used conjunctively, 4 persons; proposed to be used and occupied: cellar, boiler room; 1st floor, barber shop and office for gasoline service station, 5 persons; 2nd floor, dentist's office and residence used conjunctively, 4 persons; that the building is provided with two 3 ft. wide wood stairs, enclosed with stud and plaster fire-retarded partitions, equipped with wood doors which are not self-closing; stairhall leads direct to street and is provided with a ladder and scuttle to the roof; and

WHEREAS, the applicant states that the premises are improved with a two-story frame, brick-filled building, 20 ft. 4 in. by 35 ft. 2 in. at northerly end of the lot and a one-story frame structure 14 ft. by 20 ft. in area, used as an office for the gasoline service station at the southerly end of the lot; that under Application 22413/24 an extension was built to the existing dwelling and used as an office for the then existing gasoline station; that under Application 3820/28, the dwelling was moved to the northerly end of the lot from its previous location at the southwest corner of the lot; that a brick extension 8 ft. 4 in. deep was erected at the front of the building and its use converted to a store on the first floor and dwelling on the second floor and Certificate of Occupancy #56748 issued; that the building is presently used as a barber shop on the first floor and dentist's office and residence on the second floor; that no certificate of occupancy has been issued to cover the present occupancy; that under Application 10865/28 the one-story frame garage was altered for use as office and salesroom for the gas station; that it is now proposed to demolish the frame one-story office and remove the present hydraulic lifts and to erect a new one-story masonry structure for use as a lubritorium; and

WHEREAS, the applicant contends that since the full width of the plot is only 35 ft., space is limited; that the proposed lubritorium will be taken up by equipment, leaving practically no room for an office; that the space behind the barber shop is unoccupied and toilet facilities already exist; that it is proposed to permit the present tenant to use the existing toilet facilities and to separate the new lubritorium from the existing building with a three-hour fire door; that the use of this space as an office would afford privacy for the conduct of business and leave a maximum of space in the lubritorium; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 4317-49, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and shall be occupied as proposed and as permitted by resolution adopted this day under Cal. 337-50-BZ.

520-50-A

APPLICANT—Fein's Tin Can Co. Inc., for Bush Terminal Co., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—Foot of 50th street and 1st avenue, 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (Bush Building #58); (Block 725, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: M. S. Bierer and T. H. Burch, Jr.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Guinee..... 3

Negative: Commissioner Kleinert..... 1

THE RESOLUTION (520-50-A)

WHEREAS, Fein's Tin Can Co., Inc., lessee of entire building #58, for Bush Terminal Co., owner, filed June 27, 1950, an appeal from decision of the fire commissioner, affecting building #58, Bush Terminal (Block 725, Lot 1), 280.83 ft. west of 1st avenue and 193.17 ft. north of 51st street (foot of 50th street and 1st avenue) Borough of Brooklyn; and

WHEREAS, the decision of the fire commissioner, dated June 20, 1950, reads:

"Your Drawing No. 10441, job 10441, dated Dec. 19, 1949, and two plot plans received by this department on June 20, 1950, has been duly considered.

These drawings showing details of a paint drying gas oven is hereby disapproved and no further examination made until approval is secured from the Board of Standards and Appeals."

and

WHEREAS, the applicant states that the building is one and six stories, 83 ft. in height, 206 ft. by 150 ft. in area at 1st floor, 150 ft. by 150 ft. in area at typical floor, of class 1 construction, erected in 1910, located in an unrestricted use, A area, class 2 height district, at present used and occupied for the manufacture of tin cans throughout with additional office occupancy on the 3rd floor; that the building is equipped with an approved standpipe system, a two-source sprinkler system throughout; that there are two interior fireproof stairs from roof bulkhead direct to grade; that Cetificate of Occupancy 112311 was issued April 16, 1945, upon completion of Alt. Applic. 2512-44, permitting the use of the building for storage in the basement and factory throughout with additional use of cafeteria for employees on the 5th floor, a total permitted occuuancy of 121 persons on each story above the basement; and

WHEREAS, the applicant states that it is proposed to install on the roof of the one-story extension a direct-fired gas oven as manufactured by Drying Systems, Inc., of Chicago, Illinois and of the type as filed with the Board by the manufacturer for general approval under Cal. 844-49-SA; and

WHEREAS, the applicant contends it is proposed to reinforce the columns underneath the one-story extension and to erect the oven on the roof thereof as shown on plans filed with this appeal marked "Received June 27, 1950" (1 sheet), and "October 10, 1950," (3 sheets); that the proposed oven will be completely used, operated and controlled outside the envelope of the building; that with the installation of this oven the applicant will be able to put at least 40 to 50 additional men to work, increase its volume of business and at the same time place itself in a position to compete with out-of-town competitiors supplying this market; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the fire commissioner dated June 20, 1950 be and it hereby is *modified* and the appeal be and it hereby is *granted* to permit the use of a direct fired oven on the roof of the rear building as proposed and as indicated on plans filed with this appeal marked "Received October 10, 1950," four sheets, *on condition* that such equipment shall be maintained to the satisfaction of the fire commissioner and no additional structure shall be constructed on the roof other than the oven itself and the necessary equipment used in connection therewith; that the type of

oven shall be as stated in application filed by the manufacturer under Cal. No. 844-49-SA which cannot be approved by the Board for general application inasmuch as the oven is a direct fired oven and contrary to the Board's rules; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require and such precautions installed to prevent spread of fire to the main building through connecting ducts carrying material from the oven; that an application shall be filed with the Borough Superintendent, for approval of the structural changes required for the installation of the oven, as herein permitted; that the fixed fire fighting equipment now installed, shall be maintained to the satisfaction of the Fire Commissioner.

APPLIANCE SUBMITTED FOR APPROVAL

844-49-SA

APPLICANT—Drying Systems, Inc.

SUBJECT—Dry-Sys Direct Gas-Fired Air Heater, Models 300, 700, 1000, 2000 and 3000, I.D., approval of.

APPEARANCES—

For Applicant: M. S. Bierer and T. H. Burch, Jr.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

Adjourned: 2:45 P.M.

Joseph J. Doyle, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 19, 1950, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee.

MATERIALS AND APPLIANCES SUBMITTED FOR APPROVAL

62-33-SA

APPLICANT—Florence Stove Company, owner-manufacturer.

SUBJECT—Application reopened October 4, 1949—re Florence Oil Heater, Models KC9, GC6, GC7, GS27, CH28, CH29, CH27, RH7 and RH9 (previously approved).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (62-33-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 62-33-SA November 13, 1950

Subject: Amendment of Resolution as to Change of Model Numbers.

Request was made by the Florence Stove Company, September 19, 1949 for the reopening of the application to include new models. The case was reopened October 4, 1949.

Description

These models are similar to former Florence Oil Heaters approved by the Board but differ only as to styling finish and trim.

The new models are listed as follows: HR-7, HR-9 and CHF-29.

The models listed above were inspected by J. A. Darts, Engineering Division, Committee on Test and G. A. Quinlan, representing the applicant at 1 Park Avenue, New York City.

Recommendation

On the basis of the inspection, the Committee on Test recommends that the resolution of April 17, 1934, January 8, 1935, July 2, 1935 and January 11, 1949 under Cal. 62-33-SA be amended to include models HR-7, HR-9 and CHF-29 and further that CH-27 may be marketed by the Sears-Roebuck Company under the Model No. 104,82400 and Model HR-9 may be marketed by Sears-Roebuck Company under their Model No. 104.82300, on condition that the requirements of the resolution adopted April 17, 1934 under Cal. 62-33-SA be complied with.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of April 17, 1934, January 8, 1935, July 2, 1935 and January 11, 1949 in accordance with the above report.

449-40-SA—Vol. II

APPLICANT—Reznor Manufacturing Co., owner.

SUBJECT—Application reopened July 11, 1950—re Reznor Propeller Fan Type Heater (gas-fired), Models US 25F, US 50F, US 75F, US 100F, US 125F, US 150F, US 175F and US 200F; Reznor Blower Type Heater, Model US 25B, US 50B, US 75B, US 100B, US 125B, US 150B, US 175B and US 200B and Reznor Duct Type Heater, Models DU 75, DU 100, DU 150 and DU 200 (new line of heaters), approval of.

APPEARANCES—

For Applicant: Irving T. Hecht.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (449-40-SA—Vol. II)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 449-40-SA—Vol. II November 28, 1950

Subject: Amendment of resolution to include new line of heaters.

Reznor Manufacturing Company, Mercer, Pennsylvania, requested by letter dated June 15, 1950 that the resolution adopted September 23, 1941 and amended February 1, 1949 under Cal. 449-40-SA be amended so as to include additional model numbers. The application was reopened by a vote of the Board July 11, 1950 as Volume II.

Purpose

The gas unit heaters are to be used for domestic and commercial heating.

Description

The Reznor Propellor Fan Type Heaters—Model Numbers US25F, US50F, US75F, US100F, US125F, US150F, US175F and US200F are similar to models US5S, US75,

US90, US110, US130, US150, US200, US300 and US400 which were approved February 1, 1949 under Cal. 449-40-SA. The only difference being as to size, color of finish and BTU input.

The Reznor Blower Type Heaters—Model numbers US25B, US50B, US75B, US100B; US125B, US150B, US175B and US200B are similar to models SB55, SB75, SB90, SB110, SB130, SB150, SB200, SB300 and SB400 which were approved February 1, 1949 under Cal. 449-40-SA. The only difference being as to size, color of finish and BTU input.

The Reznor Duct Type Heaters—Model numbers DU75, DU100, DU150 and DU200 are similar to models S55D, S75D, S90D, S100D, S130D, S150D, S200D, 5300D and S400D which were approved February 1, 1949 under Cal. 449-40-SA. The only difference being as to size, color of finish and BTU input.

Inspection and Test

One of each type heater was inspected and tested at 26-27 Jackson Avenue, Long Island City and they were found to operate as designed. Present at the inspection were J. A. Darts, Engineering Division, Committee on Test and I. T. Hecht representing the applicant.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted September 23, 1941 and amended February 1, 1949 under Cal. 449-40-SA be amended so as to include the following Reznor Gas Heaters—Model Numbers US25F, US50F, US75F, US100F, US125F, US150F, US175F, US200F, US25B, US50B, US75B, US100B, US125B, US150B, US175B, US200B, DU75, DU100, DU150 and DU200 on condition that the requirements of the resolution adopted September 23, 1941 under Cal. 449-40-SM be complied with.

The Committee further recommends that the models US25F through US200F and models US25B through US200B may be installed in garages when provided with a flame screen of 40/40 Humphry-Davis mesh or a mesh of 40/40 stainless steel wire .010 diameter such screen shall be installed totally enclosing the burner flame and far enough away that the flame will not impinge on it or cause it to heat up to a visible red color and further when the units are so installed in garages they shall be installed with a clear height of at least 8′0″ above the floor.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of September 23, 1941 and February 1, 1949 in accordance with the above report.

982-41-SM

APPLICANT—North American Iron and Steel Co., Inc., owner.

SUBJECT—Application reopened January 10, 1950—re amendment—Naisco 3 Hour Rolling Steel Door (previously approved).

APPEARANCES—
For Applicant: John F. Hallahan.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (982-41-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 982-41-SM November 28, 1950

Subject: Amendment of resolution as to change of guide widths.

North American Iron and Steel Company requested by letter, dated April 15, 1950 that Cal. 982-41-SM be reopened so as to amend the resolution so as to permit the use of different depth guide angles for different widths of door openings. The case was reopened January 10, 1950 by a vote of the Board.

Description

The Board approved, April 21, 1942 under Cal. 982-41-SM, the Naisco Three Hour Rolling Steel Door for use, under certain conditions, as a 3 Hour Fire Door as permitted by C26-660.0 Administrative Building Code. One of the conditions being that the guides shall be made of three angles; one wall angle 4″ x 3″ x ¼″; one angle 3½″ x 3½″ x ¼″ and one angle 3″ x 2″ x 3/16″. The new design guide angles for various opening widths are as follows:

Open-Width ing From	To	L 1	L 2	Wall Angle
0	4′0″	3½″x2½″x3/16″	2″ x1½″x3/16″	4″x3″x¼″
4′0″	8′0″	4″ x3″ x3/16″	2½″x1½″x3/16″	4″x3″x¼″
8′0″	10′0″	4″ x3″ x3/16″	3″ x2″ x3/16″	4″x3″x¼″
10′0″	12′0″	4″ x3″ x3/16″	3″ x2″ x3/16″	4″x3″x¼″

These sizes are in conformance with the Dwgs. marked, "received April 15, 1950", which are on file with and are part of the record.

Recommendation

The Committee on Test recommends that the resolution adopted April 21, 1942 under Cal. 982-41-SM be amended so as to permit the use of different size guide angles for different width door openings as described in the above-listed table, on condition that the requirements of the resolution adopted April 21, 1942 under Cal. 982-41-SM be complied with.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 21, 1942 in accordance with the above report.

850-46-SM

APPLICANT—Bennie L. Galumbeck, for Selectrol Engineering Co., owner.

SUBJECT—Selectrol Engineering Co. Fill Pipe Terminal, approval of.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (850-46-SM)

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Cal. 850-46-SM November 14, 1950

Subject: Selectrol Engineering Company Fill Pipe Terminal, approval of.

Selectrol Engineering Company filed November 7, 1946 an application with the Board of Standards and Appeals for approval of the Selectrol Engineering Company Fill Pipe Terminal under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A fill pipe terminal for fuel oil.

Description

The fill pipe terminal is made of grey cast iron or malleable iron and is heavily plated with cadmium or is hot galvanized, the seal cap is of cast brass or cast bronze or if malleable iron is cadmium plated, the fill pipe terminal is provided with at least three lugs on the outside so that the fill pipe terminal can be imbedded in concrete to prevent the terminal from being loosened from the fill line, or in lieu thereof the fill pipe terminal shall be fastened to the fill line by means of an Allen or similar set screw. The outer flange of the fill pipe terminal is provided with raised letters at least ½ inch in height and raised 1/16 inch reading "Fuel Oil" and with Cal. 850-46-SM in smaller letters. The fill pipe terminal has not less than 10 machine cut threads on the nipple and not less than 7 on the seal cap. These threads to be cut after the terminal is plated or galvanized. One oil proof gasket is provided inserted in a groove in the nipple end of the fill pipe terminal so that it cannot be readily removed and to render the fill pipe terminal vapor proof at all times when not in use. A screen or mesh with ⅛ in. openings may be provided to safeguard against entry of foreign matter into the fill pipe. The seal cap is suitably threaded and slotted to receive a special opening wrench. Where there is a storage system of volatile inflammable oil and a storage system of fuel oil to be used in the same premises, the terminal of the fuel oil fill pipe shall be provided with a left handed thread and the fill pipe fitting shall be of a different size than that required for fill pipes to gasoline tanks. The manufacturing is carried on in the applicant's machine shop; the fill pipe terminal castings and seal cap castings are machined there. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and B. L. Galumbeck, representing the applicant. The fill pipe terminal met the requirements of Rule 7.4.4. of the Oil Burner Rules.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Selectrol Engineering Company Fill Pipe Terminal, provided it is constructed and installed in accordance with the report, and the provisions of Rules 7.4.4 of the Oil Burner Rules as herein stated.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

465-48-SM

APPLICANT—Owens-Illinois Glass Co., Kaylo Division, owner.

SUBJECT—Application reopened February 28, 1950 for report and amendment of resolution as to reinforcement—re Kaylo Precast and reinforced Short Span Insulating Roof Tile; previously approved.

APPEARANCES—
For Applicant: M. E. De Reus.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (465-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 465-48-SM December 5, 1950

Subject: Amendment of resolution as to change of steel reinforcement.

Owens-Illinois Glass Company requested by letter dated, February 13, 1950, that the resolution adopted May 24, 1949 and amended September 13, 1949 under Cal. 465-48-SM be amended as to change of steel reinforcing. The case was reopened by a vote of the Board February 28, 1950.

Description

The Kaylo Roof Tile, approved by the Board May 24, 1949 is a light weight slab 18 inches wide by 36 inches long by 2⅝. The reinforcing was a wire mat of galvanized wire mesh 3" x 5" of #10 gauge wire.

The proposed reinforcing of the same size tile is four longitudinal steel wires; each wire having an area of 0.014 sq. inches (10 gauge wire, commercial tolerance) the total area of reinforcement per tile to be 0.057 square inches.

Test

Load tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code. Four separate tiles were tested with the following results:

Average area of tile—4 specimens—4½ square feet.
Average maximum load—4 specimens—1555 lbs.
Average Load—Pounds/sq. feet—345 lbs./sq. feet.

In accordance with the requirements of C26-626.0 the allowable safe load will be one quarter of the average load in pounds per sq. foot, which for the specimen tested shows a value of 86 lbs. per sq. ft.

The load test was witnessed by Chief Engineer L. V. Huber, Committee on Test, and M. E. DeReus, representing the applicant.

Recommendation

On the basis of the test, the Committee on Test recommends that the resolution adopted May 24, 1949 and as amended September 13, 1949 under Cal. 465-48-SM be amended so as to permit the use of four longitudinal steel wires, each wire having an area of 0.014 sq. inches (10 gauge wire, commercial tolerance,) total steel area to be 0.057 sq. inches on condition that the requirements of the resolution adopted May 24, 1949 and amended September 13, 1949 be complied with.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of May 24, 1949 and September 13, 1949 in accordance with the above report.

1023-48-SM

APPLICANT—American Welding and Manufacturing Company, owner-manufacturer.

MINUTES

SUBJECT—Application reopened November 14, 1950—re amendment—American Steel Door, 1¾ inch Flush Steel Door and Frame, approval of.

APPEARANCES—
For Applicant: Frank J. Shanaberg.

ACTION OF BOARD—Resolution amended in accordance with the report of the Committee on Test.

THE VOTE TO AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1023-48-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 1023-48-SM November 29, 1950
Subject: Amendment of resolution so as to permit the use of additional lock sets as alternates.

Amweld Building Products Division of the American Welding and Manufacturing Company, Warren, Ohio, requested by letter dated October 27, 1950 that the resolution adopted May 3, 1949 under Cal. 1023-48-SM be amended so as to permit additional lock sets, as alternates.

Description

The Board approved, May 3, 1949 under Cal. 1023-48-SM, the American Steel Door 1¾ inch Flush Type and recommended that all installations have a Yale mortise lock.

The applicant now proposes to use, as alternate lock sets the Schlage A51-WD or more commonly known as the Schlage Type A, 2⅜″ back set, ⅜″ bolt throw and the Schlage Type D heavy duty 2¾″ back set, ½″ and ¾″ bolt throw.

The Schlage Type A was used on the Amweld Steel Door 1⅜″ thick flush type (Cal. 545-50-SM) which successfully passed the fire and hose stream last October 25, 1950. The Schlage Type D is similar to the Schlage Type A but of heavier construction.

Recommendation

On the basis of the test conducted on the Amweld Steel Door 1⅜″ thick (Cal. 545-50-SM) on which a Schlage Type A lock was used, the Committee on Test recommends that the resolution adopted May 3, 1949 under Cal. 1023-48-SM be amended so as to permit the use of Schlage Type A and Schlage Type D as alternate lock sets on condition that all other requirements of the resolution are complied with.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 3, 1949 in accordance with the above report.

556-49-SA

APPLICANT—Wilmot Castle Company, owner (John F. Hamje, agent).

SUBJECT—Wilmot Castle Company Pressure Water Sterilizers, approval of.

APPEARANCES—
For Applicant: John C. Gabel.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (556-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 556-49-SA November 6, 1950
Subject: Wilmot Castle Company Pressure Water Sterilizers, approval of.

The Wilmot Castle Company of Rochester, New York filed June 23, 1949 an application with the Board of Standards and Appeals for approval of the Wilmot Castle Company Pressure Water Sterilizers under the provisions of C26-1268.0.d and C26-1277.0.h of the Administrative Building Code, and the submerged inlet rules of the Board of Standards and Appeals.

Purpose

To supply sterilized water for hospital use.

Description

These water sterilizers consist of a pair of tanks mounted in combination on one stand. Each tank is fitted with a separate water filter and water supply valve with safety piping. The valves are so arranged that both reservoirs can be filled at the same time or independently of each other. Each tank is fitted with a separate self sterilizing air filter which is entirely independent of the water filter assembly.

Each tank consists of a tin lined seamless cold drawn shell, 85% copper, of not less than the thickness specified for the given capacity and diameter of the tank. The bottom of the shell is rolled around and into a machined groove in the bronze base ring, and thoroughly sweated—eliminating riveted construction. Tank is dome shaped on top and of the stated capacity exclusive of the dome.

Capacity of Tank	Diameter	Thickness of Shell
10 gal.	10″	.058″
15 gal.	12″	.065″
25 gal.	14″	.065″

Each complete tank is capable of withstanding a pressure test of not less than 100 lbs. per square inch, for operation at 15 lbs. gauge pressure.

Tank is fitted with a removable bronze base secured to base ring with Tobin bronze cap screws. Coils and base are attached to tank in such a manner as to facilitate easy cleaning without necessity of removing the tank from the stand. Heating and cooling coils are securely brazed in bronze base eliminating lock nut or other connections. The left hand (cold) reservoir is fitted with an independent cooling coil of seamless copper. The coil is provided with valve control at the cold water inlet and the discharge side is restricted to prevent undue waste of water. Both steam and water coils are of seamless copper tested at 350 lbs. hydrostatic pressure.

Each tank is provided with a dependable water level indicator, dial type to register contents of the tank. This device replaces gauge glasses and any mechanism or separate means for steriling the glass.

Each tank has a separate water filter, easily accessible for cleaning without the use of tools. Water supply valve for each filter is fitted with a bleeder line connected to drain and affording a leakage capacity of from 30 to 35 gallons per hour against a leaking or improperly closed valve. Filter case is of heavy pyrex glass with visible filter element of tightly spun fibre cotton.

Each tank is fitted with an automatic thermostatic air release and air intake valve with self-sterilizing Monel wool air filter and dust-proof cap. Water and Air Filters operate entirely independent of each other and are not in the same unit or assembly.

Standard equipment includes easy reading dial type thermometer for each reservoir; safety valve set at 25 lbs.—one on each tank; drain basin below faucet all necessary operating valves; complete safety piping interconnected to bring all supply and waste lines to one set of openings; open funnel air break at waste connection.

Where water sterilizers are required for recessed mounting, all necessary fittings are furnished, including valve and gauge extensions with escutcheon plates; Monel Metal drain tray with extension studs through the wall; drain opening in tray. Exterior parts on face of wall finished satin nickel. Sidewalls of water tanks are lagged with cellular asbestos, canvas covered. Free standing sterilizer tanks and fittings nickel finish.

Each tank when heated by steam is fitted with automatic steam pressure control valve of the adjustable type; steam strainer; steam trap and check valve on steam return line. Each tank when heated by electricity is fitted with an adjustable automatic pressure regulator; arcless type mercury switches; automatic circuit breakers and neon pilot light; each heater with independent low water cut-off. Each tank when heated by gas is fitted with adjustable automatic pressure regulator valve and low water cut-off; circulating type gas heater with Venturi gas and air mixer and Monel Metal combustion hood. Sterilizers are supported on a stand of welded tubular steel. Each leg of stand fitted with an adjustable nickel plated bronze floor plate.

Inspection and Test

These sterilizers were inspected and tested at 428 W. 59th St., Roosevelt Hospital, and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and John C. Gabel representing the applicant. The sterilizers were also examined by Michael Bade of the Department of Health, whose report is on file with and is part of the record.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Wilmot Castle Company Pressure Water Sterilizers for use in New York City, provided the water supply to the reservoirs is provided with an approved vacuum breaker and two close nipples with an horizontal check valve and provided each sterilizer bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. #556-49-SA."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

557-49-SA

APPLICANT—Wilmot Castle Company, owner (John F. Hamje, agent).

SUBJECT—Wilmot Castle Direct Water Filling Generator on Dressing Sterilizer (Indirect Method of Heating, Electric or Gas), approval of.

APPEARANCES—
For Applicant: John C. Gabel.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (557-49-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 557-49-SA November 10, 1950

Subject: Wilmot Castle Direct Water Filling Steam Generator for Dressing Sterilizer, approval of.

The Wilmot Castle Company of Rochester, New York, filed June 23, 1949 an application with the Board of Standards and Appeals for approval of the Wilmot Castle Direct Water Filling Steam Generator Dressing Sterilizer, under the provisions of C26-1277.o.a Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

A direct water connected steam generator for sterilizing surgical dressings.

Description

These sterilizers are pressure type, steam jacketed for operation at from 15 to 20 pounds pressure.

The shells which form chamber and jacket are of seamless cold drawn brass. The open ends of shells are sweated and riveted to machined bronze casting forming door frame. The rivets are spaced not less than 7/8" pitch on centers. The thickness of chamber and jacket shell walls are not lighter than:—

Sterilizer Size	Chamber Shell	Jacket Shell	Number Locking Arms
12" x 20"	.072	.058	8
16" x 24"	.095	.065	8
20" x 36"	.134	.083	10
20" x 48"	.134	.083	10

The door is a machined bronze casting attached to the door frame by a self-centering adjustable bronze hinge, permitting the door to close flat to a non-vulcanizing gasket completely recessed and secured in a machined groove surrounding door opening. The door locking device is of the central hand wheel type with center plate of bronze accurately machined and fitted with radial locking bars with a ball and socket connection. The hand wheel is of one piece and fitted with a thrust bearing. The radial locking bars are of cast bronze. Handles on central hand wheel are of heat resisting bakelite. Door is fitted with a device to prevent its being closed steam tight until the locking bars are properly engaged behind the head ring and to prevent disengagement of the locking bars until the steam pressure has been released. Safety door lock has no moving, concealed parts.

The sterilization functions are controlled by separate valves. Each valve handle plainly marked to indicate its function. Air and condensate are automatically discharged from the chamber through a thermostatic steam trap. Chamber drain is fitted with a pin and dirt trap with screen removable for cleaning without the use of tools. Discharge line from chamber contains a dial type thermometer accurate within one degree at 250 to 262° F. Chamber discharge piping ends at rear of sterilizer drain through open type safety funnel to waste. Vent line from chamber to atmosphere ends at rear of sterilizer with 1" vent fitting. Vent line has condensate drain line to safety waste funnel.

The steam-heated sterilizer has variable pressure automatic reducing. and regulating valve with handle range 15 to 22 lbs. pressure. Steam supply valve and protective steam strainer. Steam return line includes thermostatic steam trap and check valve.

The gas-heated sterilizer has seamless cold drawn brass generator with cast bronze head enclosed in a Monel Metal combustion hood. Generator has dial type water level gauge, water supply and drain valves, gas valve and burner with Venturi gas and air mixer, automatic pressure regulator, range 15 to 22 lbs., and low water cutoff, and pilot light.

Electric-heated sterilizer is equipped with seamless, cold drawn brass generator with cast bronze head, dial type water level gauge, water supply and drain valve. Heaters are of the immersion type protected by automatic low water cutouts. Switchbox contains automatic pressure regulator, range from 15 to 22 lbs., mercury type electric switches, automatic overload relays, and pilot light. The heating equipment includes all necessary pipe, fittings, conduit and wire.

The steam and electric, or steam and gas heated sterilizers are equipped, in addition to the parts specified above,

with the necessary valves for the transfer from one method of heat to the other.

The valves are Jenkins heavy-duty type designed for operation on 150 lbs. pressure lines. Each valve of bronze with union bonnet and slip on disc holder. Valve handle are bakelite. Piping is seamless brass I.P.S., except combination waste piping which is of brass plumber's tubing. Pipe fittings are brass with recessed outlets.

The floorstand is of welded tubular steel. Each leg of stand is fitted with an adjustable nickel plated bronze floor plate.

The other equipment includes pressure jacket and chamber gauges, safety valve jacket, air release and/or vacuum breaker. Back of chamber is equipped with nickel plated copper baffle to prevent condensate from wetting load.

The finish—Interior of chamber and inside of door are block tin coated. Exterior parts are finished in brush nickel, except body which is covered with a stainless steel finishing jacket. Floorstands are painted with high temperature baked enamel, black unless otherwise specified.

Interior equipment—Sterilizer is equipped with flat bottom tray of Monel.

Recording thermometer (8" chart, 24 hour clock mechanism) supported above body of sterilizer on nickel plated bracket shall be furnished when specified. Thermometer bulb inserted in chamber drain line. Thermometer case finished in black lacquer.

Inspection and Test

Models of these sterilizers were inspected and tested at the Swedish Hospital, Brooklyn, and found to operate as designed. Present at the test were Chief Engineer, Leslie V. Huber of the Committee on Test and John C. Gabel, representing the applicant. The sterilizers were also examined by Michael Bade of the Department of Health, whose report is on file with and is part of the record.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Wilmot Castle Direct Water Filling Steam Generator Dressing Sterilizer, provided a check valve be provided between the vacuum breaker and the generator and that each sterilizer bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 557-49-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

92-50-SA

APPLICANT—American Pumps, Inc., owner-manufacturer (The Amco Corporation, agent).

SUBJECT—Amco Gasoline Dispensing Pump, Models 902, 903, 904, 905, 906 and 907, approval of.

APPEARANCES—
For Applicant: Ibsen R. Fillipone.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (92-50-SA)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST
Cal. 92-50-SA December 4, 1950

Subject: Amco Gasoline Dispensing Pump—Models 902, 903, 904, 905, 906 and 907, approval of.

American Pumps, Incorporated, owner-manufacturer filed January 23, 1950 an application with the Board of Standards and Appeals for approval of the Amco Gasoline Dispensing Pump—Models 902, 903, 904, 905, 906, and 907, under the provisions of C19-69.0 Administrative Code.

Purpose

Gasoline dispensing pumps for sale of gasoline.

Description

These are self-contained motor operated discharge devices for motor fuels for installation either inside or outside of buildings. The pumps have a cast iron base and top casting angle iron upright #16 gauge metal housing and metal dome; a Veider-Root computer and non-computing register which records gallons and fraction of gallon amount of dollars and cents and selling price per gallon. Visi-Gauge with bulls eye glass and spinner, nozzle self-closing, variable speed and anti-bleed, porcelain dials, Leland explosion-proof motor with built-in switch, Pittsburg displacement meter, pumping unit with high vacuum gear type and by-pass valve, air separator, eliminates air before measurement, has check and relief valve to regulate flow of gasoline and maintains safe working pressure.

The models differ as follows:—Model 902 is 66 inches high includes an advertising panel above each meter panel, an air separator and a standard length of hose. Model 903 is the same as model 902 but has in addition a hose saddle over which hose is looped and an extra length of hose. Model 904 is 60 inches high in this respect same as 902 but has no advertising panel. Model 905 is same as 904 except it has hose saddle. Model 906 is same as 903 but has no hose saddle and has a weight and cable to return hose and hold it coiled against the housing; model 907 is same as 905 but no hose side and a weight and cable to return hose and hold it coiled against the housing.

Inspection and Test

The models were inspected and tested at 1950 43rd Street, Long Island City and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and R. F. Filippone representing the applicant. The devices have been approved by the Underwriters Laboratories, Incorporated, Guide No. 60-03.4—File MH2081.

Recommendation

On the basis of this inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Amco Gasoline Dispensing Pump—Models 902, 903, 904, 905, 906 and 907 for use in New York City, when installed and operated in accordance with this report and the provisions of C19-69.0 Administrative Code, provided each pump bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 92-50-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

230-50-SA

APPLICANT—Columbia Boiler Co., owner-manufacturer.

SUBJECT—Columbia Oil Burner, Models CST, CMH and CSH, approval of.

MINUTES

APPEARANCES—
For Applicant: Daniel L. Morris.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (230-50-SA)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 230-50-SA November 15, 1950
Subject: Columbia Oil Burner Model CST, CMH, and CSH, approval of.

Columbia Boiler Company, owner-manufacturer, of Pottstown, Pennsylvania, filed March 29, 1950, an application with the Board of Standards and Appeals for approval of the Columbia Oil Burner—Models CST, CMH and CSH, under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A conversion oil burner for installation in steam, hot water and warm air furnaces.

Description

These are mechanical draft conversion oil burners suitable for installation in hot water or steam boilers and warm air furnaces. The burner consists essentially of the following:—Supporting means, base, fan housing, fan air adjusting means, draft tube, motor, combined fuel unit, electrode and nozzle assembly transformer, oil lines, electrical wiring and outlet box.

The fan is attached to motor shaft with a screw and is located in center of fan housing. The oil used is #2 U. S. Department of Commerce Standards.

The support is 1¼" steel pipe threaded to flange. The base is cast iron or cast aluminum. The draft tube is cast iron 3/16 in. minimum size secured to fan housing by 4 bolts; it is 4 in. in diameter for small size burners and 5 inches for large size. The motor for small burners is Ohio or equal 115 V. 60 cg. 3.3. amp. 1/6 HP, 1725 r.p.m. The transformer is 10000 V. interchangeable ignition transformer secondary grounded at mid point. The model differs as follows:

Model	*Size*	*Air Tube*
CST	1.00— 2.00	4 x 10
CST	2.00— 3.50	4 x 10
CST	3.50— 5.00	4 x 10
CST	5.00—10.00	5 x 10
CMH	.75— 1.50	4 x 10
CMH	1.50— 2.00	4 x 10
CMH	2.00— 2.50	4 x 10
CSH	.75— 1.75	4 x 10
CSH	1.75— 3.00	4 x 10
CSH	3.00— 7.00	5 x 10

The controls are Minneapolis or equal pressure—limit control, stack switch thermostat, protecto-relay, low water cut off for steam boilers, Bonnet temperature control for warm air furnaces stack switch and thermostat.

Inspection and Test

Models of these burners were inspected and tested at the plant of the Columbia Boiler Company at Pottstown, Pennsylvania and found to operate as designed. Present at this test were Chief Engineer Leslie V. Huber of the Committee on Test and R. W. Boarman, representing the applicant.

This burner was an assembly of approved parts suitable for use with each other for the service intended as approved and the burner as provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits. With the oil cut off the controls functioned in 50 seconds. All parts are so designed as to maintain alignment and to permit interchangeability. With a stack temperature of 450 deg. the CO_2 content of the flue gases was 9½%. This burner has been approved by the Underwriters Laboratories, Inc., Misc. Pet. 1872 Applic. #49C-3228.

Recommendation

On the basis of this inspection and test and the data filed with this application, the Committee on Test recommends the approval of the Columbia Oil Burner, Models CST, CMH and CSH, for domestic and commercial installation with fuel oil not heavier than #2 U. S. Department of Commercial standard, when installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided the burner bears a label, permanently affixed reading, "Approved by the Board of Standards and Appeals for Use in New York City under Cal. 230-50-SA."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

318-50-SA
APPLICANT—The Ansul Chemical Company, owner-manufacturer.
SUBJECT—Ansul Model 20-B (20 lb. capacity) Dry Chemical Fire Extinguisher, approval of.
APPEARANCES—
For Applicant: Burton L. Felldin.
ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.
THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0
THE RESOLUTION (318-50-SA)
WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 318-50-SA November 29, 1950
Subject: Ansul Model 20-B (20 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

The Ansul Chemical Company, owner-manufacturer filed April 4, 1950 an application with the Board of Standards and Appeals for approval of the Ansul Model 20-B (20 lb. capacity) Dry Chemical Fire Extinguisher under the provisions of C19-15.0 Administrative Code.

Purpose

These appliances are fire extinguishers using a dry powder under pressure instead of a liquid.

Description

This device is a hand chemical fire extinguisher employing as the extinguishing agent a dry chemical in finely-divided form. Each extinguisher consists of a cylindrical chemical chamber holding approximately 20 lb. of dry chemical, cartridge receiver, CO_2 cartridge, puncturing mechanism, gas tube, and hose and nozzle assembly. Operation is accomplished by pushing down a puncturing lever to which is attached a puncturing pin. This perforates a diaphragm in the end of the cartridge, allowing carbon dioxide gas to

pass into the dry chemical chamber through the cartridge receiver and gas tube. The gas creates a pressure in the chamber which expels the dry chemical through the hose and nozzle when the nozzle lever is squeezed. A cloud of dry chemical is projected for a distance of 20 to 25 ft. horizontally under normal temperature conditions. The chemical is mainly $NaHCO^3$ processed to render it waterproof and free flowing.

Inspection and Test

A model of this extinguisher was inspected and tested at the Astoria Plant of the Edison Company, 20th Avenue and 21st Street, Astoria and found to operate as designed. Present at the Test were Chief Eng. L. V. Huber of the Committee on Test and Burton L. Felldin, representing the applicant. The appliance has been approved by the Underwriters Laboratories, Incorporated, Extinguisher 1217, Application Number 45C154. A copy of the report of the Underwriters Laboratories, Incorporated is a part of the record in the case.

Recommendation

The Committee on Test after inspection and test and the data submitted by the applicant would recommend the approval of the Ansul Model 20-B (20 lb. capacity) Dry Chemical Fire Extinguisher for Use in New York City, but in view of the General Resolution of the Board, adopted July 16, 1940 Cal. #809-40-GR considers that this extinguisher is now approved for use in New York City and recommends that such approval be affirmed by the Board, for use on flammable liquid fires, Class B fires as designated by the Underwriters, where the dry chemical discharge provides a smothering effect and Class C fires where the use of a non-conducting extinguishing agent is necessary.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

319-50-SA

APPLICANT—The Ansul Chemical Co., owner-manufacturer.

SUBJECT—Ansul Model 30-B (30 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

APPEARANCES—
For Applicant: Burton L. Felldin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (319-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 319-50-SA November 29, 1950

Subject: Ansul Model 30-B (30 lbs. capacity) Dry Chemical Fire Extinguisher, approval of.

The Ansul Chemical Company, owner-manufacturer filed April 4, 1950 an application with the Board of Standards and Appeals for approval of the Ansul Model 30-B (30 lb. capacity) Dry Chemical Fire Extinguisher under the provisions of C19-15.0 Administrative Code.

Purpose

These appliances are fire extinguishers using a dry powder under pressure instead of a liquid.

Description

This device is a hand chemical fire extinguisher employing as the extinguishing agent a dry chemical in finely-divided form. Each extinguisher consists of a cylindrical chemical chamber holding approximately 30 lb. of dry chemical, cartridge receiver, CO_2 cartridge, puncturing mechanism, gas tube, and hose and nozzle assembly. Operation is accomplished by pushing down a puncturing lever to which is attached a puncturing pin. This perforates a diaphragm in the end of the cartridge, allowing carbon dioxide gas to pass into the dry chemical chamber through the cartridge receiver and gas tube. The gas creates a pressure in the chamber which expels the dry chemical through the hose and nozzle when the nozzle lever is squeezed. A cloud of dry chemical is projected for a distance of 20 to 25 ft. horizontally under normal temperature conditions. The chemical is mainly $NaHCO^3$ processed to render it waterproof and free flowing.

Inspection and Test

A model of this extinguisher was inspected and tested at the Astoria Plant of the Edison Company, 20th Avenue and 21st Street, Astoria and found to operate as designed. Present at the test were Chief Engineer L. V. Huber of the Committee on Test and Burton L. Felldin, representing the applicant. The appliance has been approved by the Underwriters Laboratories, Incorporated, Extinguisher 1217, Application Number 45C154. A copy of the report of the Underwriters Laboratories, Incorporated is a part of the record in the case.

Recommendation

The Committee on Test after inspection and test and the data submitted by the applicant would recommend the approval of the Ansul Model 30-B (30 lb. capacity) Dry Chemical Fire Extinguisher for Use in New York City, but in view of the General Resolution of the Board, adopted July 16, 1940 Cal. 809-40-GR considers that this extinguisher is now approved for use in New York City and recommends that such approval be affirmed by the Board, for use on flammable liquid fires, Class B fires as designated by the Underwriters, where the dry chemical discharge provides a smothering effect and Class C fires where the use of a non-conducting extinguishing agent is necessary.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

320-50-SA

APPLICANT—The Ansul Chemical Co., owner-manufacturer.

SUBJECT—Ansul Model 350-A (300 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

APPEARANCES—
For Applicant: Burton L. Felldin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (320-50-SA)

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Cal. 320-50-SA November 29, 1950

Subject: Ansul Model 350-A (300 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

The Ansul Chemical Company, owner-manufacturer filed April 4, 1950 an application with the Board of Standards and Appeals for approval of the Ansul Model 350-A (300 lb. capacity) Dry Chemical Fire Extinguisher under the provisions of C19-15.0 Administrative Code.

Purpose

These appliances are fire extinguishers using a dry powder under pressure instead of a liquid.

Description

The extinguisher which is the subject of this report is designed to afford a means of discharging a stream of dry powder chemical under pressure from a suitable nozzle attached to a length of discharge hose. It consists of a steel tank in which the dry powder chemical is contained; a cylinder of nitrogen gas which serves as the source of pressure for expelling the chemical from the extinguisher; a pressure reducing valve located in the connection between the nitrogen container and the dry powder chemical container which receives the nitrogen gas from the gas cylinder under high pressure and discharges it to the dry powder chemical container at a reduced pressure; a length of discharge hose; a shut-off nozzle attached to the hose, and the necessary framework and wheels on which the device is mounted. The chemical is mainly $NaHCO^3$ processed to render it waterproof and free flowing.

Inspection and Test

A model of this extinguisher was inspected and tested at the Astoria Plant of the Edison Company, 20th Avenue and 21st Street, Astoria and found to operate as designed. Present at the test were Chief Eng. L. V. Huber of the Committee on Test and Burton L. Felldin, representing the applicant. The appliance has been approved by the Underwriters Laboratories, Incorporated, Extinguisher 1216, Application Number 44C908. A copy of the report of the Underwriters Laboratories, Incorporated is a part of the record in the case.

Recommendation

The Committee on Test after inspection and test and the data submitted by the applicant would recommend the approval of the Ansul Model 350-A (300 lb. capacity) Dry Chemical Fire Extinguisher for Use in New York City, but in view of the General Resolution of the Board, adopted July 16, 1940 Cal. #809-40-GR considers that this extinguisher is now approved for use in New York City and recommends that such approval be affirmed by the Board, for use on flammable liquid fires, Class B fires as designated by the Underwriters, where the dry chemical discharge provides a smothering effect and Class C fires where the use of a non-conducting extinguishing agent is necessary.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

321-50-SA

APPLICANT—The Ansul Chemical Co., owner-manufacturer.

SUBJECT—Ansul Model 150-S (150 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

APPEARANCES—
For Applicant: Burton L. Felldin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (321-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 321-50-SA November 29, 1950

Subject: Ansul Model 150-S (150 lbs. capacity) Dry Chemical Fire Extinguisher, approval of.

The Ansul Chemical Company, owner-manufacturer filed April 4, 1950, an application with the Board of Standards and Appeals for approval of the Ansul Model 150-S (150 lb. capacity) Dry Chemical Fire Extinguisher under the provisions of C19-50.0 Administrative Code.

Purpose

These appliances are fire extinguishers using a dry powder under pressure instead of a liquid.

Description

These are fire extinguishers on wheels employing nitrogen gas to discharge a prepared dry chemical in powder form through a hose equipped with shut-off nozzle. These are more fully described in the Underwriters Report Extinguisher 1216, Application #44C908, which is a part of this record. The chemical is mainly $NaHCO^3$ processed to render it waterproof and free flowing.

Inspection and Test

A model of this extinguisher was inspected and tested at the Astoria Plant of the Edison Company, 20th Avenue and 21st Street, Astoria and found to operate as designed. Present at the test were Chief Eng. L. V. Huber of the Committee on Test and Burton L. Felldin, representing the applicant. The appliance has been approved by the Underwriters Laboratories, Incorporated, Extinguisher 1216, Application Number 44C908. A copy of the report of the Underwriters Laboratories, Incorporated is a part of the record in the case.

Recommendation

The Committee on Test after inspection and test and the data submitted by the applicant would recommend the approval of the Ansul Model 150-S (150 lb. capacity) Dry Chemical Fire Extinguisher for Use in New York City, but in view of the General Resolution of the Board, adopted July 16, 1940 Cal. #809-40-GR considers that this extinguisher is now approved for use in New York City and recommends that such approval be affirmed by the Board, for use on flammable liquid fires, Class B fires as designated by the Underwriters, where the dry chemical discharge provides a smothering effect and Class C fires where the use of a non-conducting extinguishing agent is necessary.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

322-50-SA

APPLICANT—The Ansul Chemical Co., owner-manufacturer.

SUBJECT—Ansul Model 350-S (300 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

APPEARANCES—
For Applicant: Burton L. Felldin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (322-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 322-50-SA November 29, 1950

Subject: Ansul Model 350-S (300 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

The Ansul Chemical Company, owner-manufacturer filed April 4, 1950, an application with the Board of Standards and Appeals for approval of the Ansul Model 350-S (300 lb. capacity) Dry Chemical Fire Extinguisher under the provisions of C19-50.0 Administrative Code.

Purpose

This appliance is a fire extinguisher using a dry powder under pressure instead of a liquid.

Description

The extinguisher, which is the subject of this report, is designed to afford a means of discharging a stream of dry powder chemical under pressure from a suitable nozzle attached to a length of discharge hose. It consists of a steel tank in which the dry powder chemical is contained; a cylinder of nitrogen gas which serves as the source of pressure for expelling the chemical from the extinguisher; a pressure-reducing container and the dry powder chemical container which receives the nitrogen gas from the gas cylinder under high pressure and discharges it to the dry powder chemical container at a reduced pressure; a length of discharge hose; a shut-off nozzle attached to the hose, and the necessary framework and wheels on which the device is mounted. The chemical is mainly $NaHCO^3$ processed to render it waterproof and free flowing.

Inspection and Test

A model of this extinguisher was inspected and tested at the Astoria Plant of the Edison Company, 20th Avenue and 21st Street, Astoria and found to operate as designed. Present at the test were Chief Eng. L. V. Huber of the Committee on Test and Burton L. Felldin, representng the applicant. The appliance has been approved by the Underwriters Laboratories, Incorporated, Extinguisher 1216, Application Number 44C908. A copy of the report of the Underwriters Laboratories, Incorporated is a part of the record in the case.

Recommendation

The Committee on Test after inspection and test and the data submitted by the applicant would recommend the approval of the Ansul Model 350-S (300 lb. capacity) Dry Chemical Fire Extinguisher for Use in New York City, but in view of the General Resolution of the Board, adopted July 16, 1940 Cal. #809-40-GR considers that this extinguisher is now approved for use in New York City and recommends that such approval be affirmed by the Board, for use on flammable liquid fires, Class B fires as designated by the Underwriters, where the dry chemical discharge provides a smothering effect and Class C fires where the use of a non-conducting extinguishing agent is necessary.

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

323-50-SA

APPLICANT—The Ansul Chemical Co., owner-manufacturer.

SUBJECT—Ansul Model 4 (4 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

APPEARANCES—
For Applicant: Burton L. Felldin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (323-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 323-50-SA November 29, 1950

Subject: Ansul Model 4 (4 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

The Ansul Chemical Company, owner-manufacturer filed April 4, 1950 an application with the Board of Standards and Appeals for approval of the Ansul Model (4 lbs. capacity) Dry Chemical Fire Extinguisher under the provisions of C19-15.0 Administrative Code.

Purpose

This appliance is a fire extinguisher using a dry powder under pressure instead of a liquid.

Description

The extinguisher consists of a cylindrical chamber, cap, puncturing mechanism, nozzle assembly, and CO_2 cartridge. Operation is accomplished by pulling down a puncturing lever to which is attached a puncturing pin extending through the cap. This perforates a diaphragm in the end of the cartridge, allowing carbon dioxide gas to pass into the dry chemical chamber. The gas creates a pressure in the chamber which expels the dry chemical through the nozzle when the nozzle lever is pushed down. A cloud of dry chemical is projected for a distance of 10 to 12 ft. horizontally under normal temperature conditions. The chemical is mainly $NaHCO^3$ processed to render it waterproof and free flowing.

Inspection and Test

A model of this extinguisher was inspected and tested at the Astoria Plant of the Edison Company, 20th Avenue and 21st Street, Astoria and found to operate as designed. Present at the test were Ch. Eng. L. V. Huber of the Commitee on Test and Burton L. Felldin, representing the applicant. The appliance has been approved by the Underwriters Laboratories, Incorporated, Extinguisher 1398, Application Number 44C742. A copy of the report of the Underwriters Laboratories, Incorporated is a part of the record in the case.

Recommendation

The Committee on Test after inspection and test and the data submitted by the applicant would recommend the approval of the Ansul Model 4 (4 lb. capacity) Dry Chemical Fire Extinguisher for Use in New York City, but in view of the General Resolution of the Board, adopted July 16, 1940 Cal. #809-40-GR considers that this extinguisher is now approved for use in New York City and recommends that such approval be affirmed by the Board, for use on flammable liquid fires, Class B fires as designated by the Underwriters, where the dry chemical discharge provides

a smothering effect and Class C fires where the use of a non-conducting extinguishing agent is necessary.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

324-50-SA

APPLICANT—The Ansul Chemical Co., owner-manufacturer.

SUBJECT—Ansul Model 150-A (150 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

APPEARANCES—
For Applicant: Burton L. Felldin.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (324-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 324-50-SA November 29, 1950

Subject: Ansul Model 150-A (150 lb. capacity) Dry Chemical Fire Extinguisher, approval of.

The Ansul Chemical Company, owner-manufacturer filed April 4, 1950, an application with the Board of Standards and Appeals for approval of the Ansul Model 150-A (150 lb. capacity) Dry Chemical Fire Extinguisher under the provisions of C19-50.0 Administrative Code.

Purpose

This appliance is a fire extinguisher using dry powder under pressure instead of a liquid.

Description

The extinguisher, which is the subject of this report, is designed to afford a means of discharging a stream of dry powder chemical under pressure from a suitable nozzle attached to a length of discharge hose. It consists of a steel tank in which the dry powder chemical is contained; a cylinder of nitrogen gas which serves as the source of pressure for expelling the chemical from the extinguisher; a pressure-reducing container and the dry powder chemical container which receives the nitrogen gas from the gas cylinder under high pressure and discharges it to the dry powder chemical container at a reduced pressure; a length of discharge hose; a shut-off nozzle attached to the hose, and the necessary framework and wheels on which the device is mounted. The chemical is mainly $NaHCO^3$ processed to render it waterproof and free flowing.

Inspection and Test

A model of this extinguisher was inspected and tested at the Astoria Plant of the Edison Company, 20th Avenue and 21st Street, Astoria and found to operate as designed. Present at the test were Chief Eng. L. V. Huber of the Committee on Test and Burton L. Felldin, representing the applicant. The appliance has been approved by the Underwriters Laboratories, Incorporated, Extinguisher 1216, Application Number 44C908. A copy of the report of the Underwriters Laboratories, Incorporated is a part of the record in the case.

Recommendation

The Committee on Test after inspection and test and the data submitted by the applicant would recommend the approval of the Ansul Model 150-A (150 lb. capacity) Dry Chemical Fire Extinguisher for Use in New York City, but in view of the General Resolution of the Board, adopted July 16, 1940 Cal. #809-40-GR considers that this extinguisher is now approved for use in New York City and recommends that such approval be affirmed by the Board, for use on flammable liquid fires, Class B fires as designated by the Underwriters, where the dry chemical discharge provides a smothering effect and Class C fires where the use of a non-conducting extinguishing agent is necessary.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

349-50-SM

APPLICANT—United States Gypsum Co., owner-manufacturer.

SUBJECT—United States Gypsum Co. Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (Fire Retarded with USG Fire Retardant), approval of.

APPEARANCES—
For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (349-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 349-50-SM December 4, 1950

Subject: United States Gypsum Company Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (Fire Retarded with USG Fire Retardant), approval of.

United States Gypsum Company, New York filed May 9, 1950 an application with the Board of Standards and Appeals for approval of the material known as United States Gypsum Company Fire Retardant Weatherwood Insulating Tile, Plank and Building Board (Fire Retarded with USG Fire Retardant), under the provisions of C26-178.0.b Administrative Building Code and Rule 1.6 of the Fiber Board Rules of the Board.

Purpose

This material is to be used as an acoustical and insulating tile on ceilings.

Description

United States Gypsum Company Fire Retardant Weatherwood Tile Plank and Building Board are made from virgin wood fiber at the plant at Lisbon Falls, Maine.

This material, untreated, has been approved by the Board under Cal. No. 1550-39-SM.

This material is factory coated with USG Fire Retardant Hilite, the composition of which is as follows:

89.5% Siliceous Fillers
9.9% Resinous Binders
.3% Antifoam
.3% Dispersing Agent

The sizes are as follows:

Building Board—	4′ x 6′ to 4′ x 12′	—½″ thickness
	4′ x 6′ to 4′ x 12′	—1″ thickness
Duplex Board—	4′ x 6′ to 4′ x 12′	—5/16″ thickness
Panel Tile—	12″ x 24″	—½″ & ¾″ thickness
	16″ x 32″	—½″ & ¾″ thickness
Twin Tile—	12″ x 24″	—½″ & ¾″ thickness
	16″ x 32″	—½″ & ¾″ thickness
Plank Finish—	8′ x 8″ to 8′ x 16″	—½″ thickness
	10′ x 8″ to 10′ x 16″	—½″ thickness
	12′ x 8″ to 12′ x 16″	—½″ thickness

Inspection and Test

This material was flame-tested at Columbia University September 19, 1950. Present at the test were J. A. Darts, Engineering Division, Committee on Test and W. W. Bainbridge, representing the applicant.

The test was conducted in accordance with the requirements of Federal Specifications for Acoustical Units, Prefabricated designated SS-A-118a Section F-3C(2). These specifications cover slow burning and combustible material.

Two tests were run. Test number one was run on one sheet of 36″ x 36″ x 1″ Weatherwood Building Board fire retarded with Fire Retardant "Hilite". Test number two was run on two 16″ x 32″ x ¾″ Weatherwood Twin Tiles fire retarded with Fire Retardant "Hilite".

Results of the test were as follows:

Test number one:

All material essentially intact at the end of the test except in the central fire exposed area. Flaming did not extend over a central area greater than a circle 28 inches in diameter. Flaming and glowing of the panel continued for 1 minute and 17 seconds after the exposure flame was shut off.

Test number two:

All material essentially intact at the end of the test except in the central fire exposed area. Flaming did not extend over a central area greater than a circle 29 inches in diameter. Flaming and glowing of the panel continued for 1 minute and 25 seconds after the exposure flame was shut off.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the United States Gypsum Company's products made of virgin wood fibers known as Fire Retardant Weatherwood Insulating Tile, Plank and Building Board, in sizes and trade names as herein described fire retarded with U.S.G. Fire Retardant Hilite the composition of which is as follows: 89.5% Siliceous Fillers, 9.9% Resinous Binders, 0.3% Antifoam and 0.3% Dispersing Agent, be approved for voluntary use when treated at the factory with U.S.G. Fire Retardant "Hilite" on the exposed surface as follows:

Class of Construction	*Ceiling Area (Square Feet)*
1	5000
2	5000
3	6000
4	No. Limit
5	6000
6	6000

In school buildings where the ceiling is 20 feet clear above the floor, these areas may be increased 50%.

It is further recommended that in use, this product be backed up solidly (tightly) without air space, by an incombustible backing, such as concrete, gypsum plaster, gypsum board, Portland cement plaster, asbestos board or similar incombustible material and that tile be secured by 6 penny nails, spaced not more than 9 inches on centers in addition to the cement used as tested.

It is further recommended that each carton or package shall bear the additional words "Fire Retarded" to distinguish it from the standard untreated product previously approved under Cal. 1550-39-SM and in addition shall be stamped or labelled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 349-50-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

372-50-SM

APPLICANT—United States Gypsum Co., owner-manufacturer.

SUBJECT—United States Gypsum Company Quietone, Slotted Auditone, Perforated Auditone Fire Retarded with U.S.G.-F, approval of.

APPEARANCES—
For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (372-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 372-50-SM December 4, 1950

Subject: United States Gypsum Company Quietone, Slotted Auditone, Perforated Auditone Fire Retarded with U.S.G.-F, approval of.

The United States Gypsum Company filed May 8, 1950 an application with the Board of Standards and Appeals for approval of the material known as Quietone, Slotted Auditone and Perforated Auditone Fire Retarded with U.S.G.-F under the provisions of C26-178.0, C26-667.3 Administrative Building Code and the Fiber Board Rules of the Board.

Purpose

The fire retarded acoustical tile are used for acoustical treatment of surfaces in all classes of buildings as allowed by the Fiber Board Rules of the Board.

Description

All fibre board acoustical tiles are made by felting virgin wood fibres into a mat at the applicant's plants at Lisbon Falls, Maine and Greenville, Mississippi. The mats are ½″, ¾″ and 1″ thick.

The acoustical tile are then cut from the mat, the surface drilled or slotted to permit the absorption of sound waves by the mat, the edges ground or machined, all surfaces sanded true and smooth, and the finished tile then spray coated on all exposed surfaces and bevels at the factory with U.S.G.-F, a fire retardant paint. The composition of U.S.G.-F is approximately as follows:

33% Ammonium salts of phosphoric acid
17% Titanium Dioxide
20% Silicate Fillers
30% Resinous Binders

The materials are furnished in the following sizes and thicknesses.

Slotted Auditone: ¾″ and 1″ thick—12″ x 24″—Tongue and Groove Edge 12″ x 12″—Square Edge, Beveled Face.

Perforated Auditone: ½″, ¾″, 1″ thick—12″ x 24″—Tongue and Groove—12″ x 12″ Square Edge—Beveled Face.

Quietone: (Round Holes on Face) ½″, ¾″, 1″ thick—12″ x 24″ Tongue and Groove—12″ x 12″—Square Edge—Beveled Face.

Border Tile: Same as above without perforations on face. ½" x ¾", 1" thick—12" x 24"—Tongue and Groove—12" x 12"—Square Edge—Beveled Face.

Inspection and Test

Inspection and tests were made September 19, 1950 at the Civil Engineering Research Laboratories of Columbia University, New York City, under the direction of Dr. E. C. Ingalls, Assistant Director of Research. Present at the test were J. A. Darts, Engineering Division of the Committee on Test, and William W. Bainbridge of the United States Gypsum Company.

The test procedure was in accordance with the fire test requirements of Federal Specification for Acoustical Units, Prefabricated, designated SS-A-118a, Section F-3c (2) dated February 12, 1948 which covers "slow burning and combustible material."

Results of Test:

A. ¾" Slotted Auditone and ¾" Perforated Auditone (Quietone).

All material essentially intact at the end of the test except in the central fire exposed area. At no time did flaming of the panel extend over a central area greater than a circle 22 inches in diameter. Glowing of the panel continued for 35 seconds after the exposure flame was shut off.

B. 1" Slotted Auditone and 1" Perforated Auditone (Quietone).

All material essentially intact at the end of the test except in the central fire-exposed area. At no time did flaming of the panel extend over a central area greater than a circle 27 inches in diameter. Flaming and glowing continued for 46 seconds after the exposure flame was cut off.

The complete report of the test is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the United States Gypsum Company's products made of virgin wood fibers and known as Quietone, Slotted Auditone and Perforated Auditone together with their border tile, in sizes as herein described, be approved for voluntary use, when treated at the factory with U.S.G.-F Fire Retardant, the composition of which is as described, on the exposed surfaces, as follows:

Class of Construction	*Ceiling Area (square ft.)*
1	5000
2	5000
3	6000
4	No limit
5	6000
6	6000

In school buildings where the ceiling is 20 feet clear above the floor, these areas may be increased 50%.

It is further recommended that in use this product be backed up solidly (tightly) by an incombustible backing, such as concrete, gypsum plaster, gypsum board, portland cement plaster, asbestos board or similar incombustible material and that each tile be secured by four 6 penny nails in addition to the approved cement, as tested.

It is further recommended that each carton or package shall bear the additional words "Fire Retarded" to distinguish it from the standard untreated product previously approved under Cal. 1144-40-SM and in addition shall be stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 372-50-SM."

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

501-50-SM

APPLICANT—A. A. Arvintz, for Lancaster Heat Transfer Co., Inc., owner-manufacturer.

SUBJECT—Dualseal, Fill Pipe Terminal (for fuel oil and gasoline), approval of.

APPEARANCES—
For Applicant: A. A. Arvintz.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (501-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 501-50-SM November 21, 1950

Subject: Dualseal fill-pipe Terminal for fuel oil and gasoline, approval of.

The Lancaster Heat Transfer Co., Inc. filed June 22, 1950 an application with the Board of Standards and Appeals for approval of the Dualseal fill pipe terminal for fuel oil and gasoline under the provisions of the Oil Burner Rules of the Board of Standards and Appeals and C19-59.o.f Administrative Code.

Purpose

A fill pipe terminal for fuel oil and gasoline installations.

Description

The Dualseal Fill Pipe terminal is made in sizes from 1½ inches in diameter to 6 inches. It consists of a cylindrical body, a valve with strainer and a cover. The body is of cast iron or steel, the valve is a combination of cast iron and bronze; the strainer when used for gasoline or other volatile liquid is of monel metal or bronze. There is a gasket of cork felt between the cover and the cylinder. There are seven threads between the flange and the valve. There is an opening from the side or bottom to connect to the fill pipe; this opening has 10 threads. There is a spring which keeps the valve seat in a closed position.

In operation the cover is removed and the pipe from the tank truck is screwed into the flange of the valve and when the nipple is fully engaged it effects the complete opening of the valve. When the nipple is unscrewed and removed the valve closes tight.

A special key is necessary to remove the cover. For fuel oil installations when a tell tale line must be run from the fill box, a one inch deep hole is provided in the upper portion of the main body.

When there is a storage system of volatile inflammable oil, the fill pipe terminal cap is marked "gasoline" in raised letters, at least ½" high and the calendar number also.

When the storage system is for fuel oil, the fill pipe terminal is marked "fuel oil" in raised letters and the calendar number. When there is a storage system of both volatile inflammable oil and a storage system of fuel oil to be used at the same premises, the fuel oil fill pipe shall be provided with a left-handed thread and the volatile inflammable oil fill pipe shall have a right-handed thread, and the fuel oil fill pipe fitting shall be of a different size than that required for fill pipes to volatile inflammable oil.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

545-50-SM

APPLICANT—American Welding and Manufacturing Co., owner-manufacturer.

SUBJECT—Amweld Steel Door—1⅜ in. Flush Steel Door and Frame, approval of.

APPEARANCES—
For Applicant: Frank J. Shanaberg.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (545-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 545-50-SM December 4, 1950

Subject: Amweld Steel Door—1⅜ Inch Flush Steel Door and Frame, approval of.

American Welding and Manufacturing Company, Warren, Ohio filed June 20, 1950 an application with the Board of Standards and Appeals for approval of the Amweld Steel Door—1⅜ Inch Flush Steel Door and Frame under the provisions of C26-610 and C26-661.0 Administrative Building Code.

Purpose

The door is to be used as a protection of openings in fire partitions as required by C26-661.0 Administrative Building Code.

Description

This door is a hollow metal door with #18 USG steel stiles in one piece. The stiles are reinforced for hardware with 11 USG steel spot welded in four places. Panels are 20 USG steel reinforced at approximately 17″ centers, alternating at front and rear panels so that a stiffener occurs approximately every 8½″ on opposite panels. The stiffeners are U shaped of 24 USG steel and spot welds are 6″ centers and run transversely across the panels.

The panel is reinforced around the latch with channel shaped reinforcement contacting the inner faces of each panel and spot welded to one panel only.

The top and bottom of the door is closed with channel shaped closure of 20 USG steel spot welded to both panels and stiles at 4 inch centers. Panels are slid into stiles forming a lock seam the continuous length of the door. The insulation for the door is provided by rock wool batts.

The hardware used on the door tested, consisted of one and one half pairs of 3″½ x 3½″ loose pin butts and was fitted with a Schlage A51-WD cylindrical lock located at mid height.

Inspection and Test

A sample of the door was inspected by Alfred T. Holl, C.E. (Approved Inspection Agency) and his letter of inspection, dated "Received October 20, 1950" is on file with and is part of the record.

The fire test at Protexol Testing Laboratory conducted October 25, 1950 was witnessed by J. A. Darts, Engineering Division, Committee on Test and T. Z. Herr, I. O. Oehler and S. Cartwright, representing the applicant.

The test was conducted by R. C. Bastress assisted by C. F. Hartman and K. A. Markey and was in accordance with the requirements of Group 5, Sub Article I of Article II Administrative Building Code.

The test furnace was fire brick structure 10 ft. by 12 ft. by 2 ft. with a swinging door having an opening of 63 in. by 93 in. which the test door was set. At the end of one and one-half hour fire test the furnace door was opened and the hose stream test as provided in Group 9 Sub. Article 1 of Article 10 Administrative Building Code was applied for a period of one minute without appreciable effect upon the structural condition of the door. After the hose stream test the latch was freed and the door swung open on its own hinges in normal fashion.

The test was conducted in conformity with the standard time temperature curve and the temperature was maintained within the allowed tolerance.

Result of Test

The opening protective assembly previously described successfully withstood the fire and hose stream test as required by the Administrative Building Code. The average temperatures during the test were as follows:

Time	Furnace Temp.	Unexposed Surface of Door Temp.
½ hr.	1499°	508°
¾ hr.	1625	835
1 hr.	1702	947
1½ hr.	1772	1158

The rise in temperature of the unexposed surface was 508° —60°—448° for the half hour which is well within the requirements of C26-610.o.e. A complete report of the test is on file with the application.

Recommendation

On the basis of the foregoing data and the data filed with the application, the Committee recommends the approval of the Amweld Steel Door (1⅜″ thick) as made by the American Welding and Manufacturing Company, Warren, Ohio, when constructed in accordance with details as set forth herein when used alone, as an opening protective assembly as meeting the requirements of C26-610.0 10.1.18) Administrative Building Code. Approval is also recommended under C26-661.0 (10.8.2), Administrative Building Code as a protective assembly in fire partition having a fire resistive rating of one and one-half hours and under the Multiple Dwelling Law, Article 1, and under C26-662.0 (10.8.3), Administrative Building Code, for use in fireproof partitions requiring an opening protective assembly with a fire resistive rating of three-quarter hour with size of door limited to sample tested except as otherwise permitted under C26-610.0 (10.1.18) Administrative Building Code.

For any opening protective assembly manufactured under this approval of the Rules of the Board for the Inspection of Opening Protective Assemblies shall be complied with.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

553-50-SM

APPLICANT—General Cement Products Corp., owner-manufacturer (Edward L. Kay, Treasurer and General Manager-agent).

SUBJECT—Dobbi Ranch Brick, Load Bearing, Solid, approval of.

APPEARANCES—
For Applicant: Jack A. Paino.

ACTION OF BOARD—Material approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

MINUTES

THE RESOLUTION (553-50-SM)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. 553-50-SM November 13, 1950

Subject: Dobbi Ranch Brick, Load Bearing, Solid, approval of.

General Cement Products Corporation, owner-manufacturer filed July 6, 1950 an application with the Board of Standards and Appeals for approval of the Dobbi Ranch Brick, Load Bearing Solid, under the provisions of C26-178.0.b and C26-309.0 Administrative Building Code, and the Rules for the Manufacture, Testing and Use of Concrete Masonry Units of the Board of Standards and Appeals.

Purpose

An ornamental concrete brick for construction use.

Description

The material Dobbi Ranch Brick is a cement architectural brick which is made in 3 heights 1½ inch, 2 inch and 3 inch and in three lengths, 8 inch, 12 inch and 16 inch. The bricks are made of the following materials, 1 part by volume cement, 2 parts grit, 3 parts white screened sand, 4 ounces of hardener per bag of cement and dry metallic color. Water is measured 3 gallons per bag of cement depending on the relative dryness of the sand. The dry cement and color are mixed by hand until the color is thoroughly dispersed throughout the cement, then the grit and sand are added and mixed in the dry state, then approximately 1 gallon of water is added with the portite. After the portite is mixed into the mass, the necessary water is added and thoroughly mixed to the proper consistency. The mixing is done in a Muller Motor Mix Machine of 6 cu. ft. capacity. The brick is used for exterior facing mainly. The plant is located at Pine Hollow Road, Oyster Bay and has an area of ½ acres, the building is one story 30 ft. by 50 ft. The sand and gravel are furnished by Adam Schwartz. The bricks are air dried for 72 hours. The cement used is approved Atlas Portland Cement.

Inspection and Test

The plant and manufacture of the brick were inspected at Pine Hollow Road, Oyster Bay and the bricks were tested at Newark Testing Laboratory with the following results:—Compression—Average—4632 p.s.i., Transverse 673, p.s.i.—Absorption—9.9%.

Recommendation

On the basis of the foregoing data, the Committee on Test recommends the approval of the Dobbi Ranch Brick L.B.S. as manufactured as herein set forth at the applicant's plant pursuant to section C26-191.0 for use under C26-309.0 and the Rules of the Board for use in load bearing and non-bearing masonry as provided in Sub. Art. 4 of Art. 9 of Chapter 26, Administrative Building Code.

HARRIS H. MURDOCK,
Chairman.
LESLIE V. HUBER,
Chief Engineer.
JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

741-50-SA

APPLICANT—Federal Pump Corporation, owner-manufacturer.

SUBJECT—Federal Non-Clog Sewage Pump, Models VSA and CSY, approval of.

APPEARANCES—
For Applicant: Louis Rosen.

ACTION OF BOARD—Appliance approved in accordance with the report of the Committee on Test.

THE VOTE TO APPROVE—
Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (741-50-SA)

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 741-50-SA November 22, 1950

Subject: Federal Non-Clog Sewage Pump—Models VSA and CSY, approval of.

Federal Pump Corporation, Brooklyn, New York, filed August 16, 1950, an application with the Board of Standards and Appeals for approval of the appliance known as the Federal Non-Clog Sewage Pump—Models VSA and CSY under the provisions of C26-191.0; C26-1315.0 and C26-1316.0 Administrative Building Code.

Purpose

The appliance is used for pumping sewage from locations where drainage by gravity is not possible.

Description

The types VSA and CSY non-clog sewage pumps are made either single or duplex. A single unit consists of the following: one pump and motor unit, operated automatically by one float and switch combination, which combination is suspended from a pedestal. The pump and motor assembly and the float switch assembly are fastened to a top plate or cover with gas tight gaskets.

The duplex unit is identical to the single unit excepting that they include two pumps and motor assembly and two float switch assemblies all fastened to a single top plate or cover with gas tight gaskets.

These pumps can deliver up to a maximum capacity of 500 gals./minute and up to a maximum discharge head of 70 feet and operate at two speeds; 1150 rpm and 1750 rpm.

The capacity and head of each pump is changed by the impeller diameter. Increasing the impeller diameter increases the discharge of the pump and at the same time increases the size of the pump motor.

The only difference between the model VSA and CSY is the cast iron pedestal which supports the motor. In the Model VSA, the ball bearing is enclosed in a housing directly above the floor plate supporting the pump and in the Model CSY this housing is approximately 4 inches above the floor plate.

The main parts of the pump are as follows:—

A. Pump casing which is of cast iron and has smooth rounded passages so as to insure efficient handling of liquids containing solids of such a size that would normally pass through a toilet bowl.

B. Impeller, either cast iron or bronze, is of single suction, open type, with two vanes. The vanes have large, well rounded forward ends and a gradually increasing radius towards the periphery. The impeller is pressed on the shaft and secured by a key and an impeller lock nut.

C. Pump shaft is a cold rolled, high tensile strength shaft steel, turned ground and polished.

D. Support leg is standard 3 inch steel pipe for pumps 12'0" or less in length and for larger length pumps a 4 inch standard steel pipe is used. This support leg also serves as the shaft housing.

E. Discharge pipe is a standard 4 inch steel pipe.

F. Motor pedestal is of cast iron and of such design that the bottom and bell of the drive motor is not less than 1'0" above the floor plate of the pump. This type of mounting provides a rigid support and holds the pump and motor shafts in perfect alignment.

G. Floor plate is made of steel plate and it is on this floor

plate that the discharge elbow and the motor pedestal are secured.

H. Intermediate bearings are provided to reduce shaft deflection and vibration. They are provided for every 4'0" of pump shaft length. These bearings are bronze bearing metal held securely in a cast iron bearing housing.

Inspection and Test

A Model VSA was inspected and tested November 20, 1950 at 1144 Utica Avenue, Brooklyn. Present were J. A. Darts, Engineering Division, Committee on Test and L. Rosen, representing the applicant. The pump was subjected to various heads up to 20 feet at 1150 rpm and functioned satisfactorily.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Federal Non Clog Sewage Pump Models VSA and CSY as having met the requirements of C26-1315.0 Administrative Building Code, on condition that the pump is constructed of materials as herein set forth, that all motors have suitable controls and be of ample size for heads and capacities required, that all wiring meet the requirements of the Department of Water Supply, Gas and Electricity and that all venting shall comply with the requirements of C26-1316.0 Administrative Building Code.

The Committee further recommends that the control equipment include the following:

A. For Single Unit—one automatic starter, providing overload and low voltage protection, one main line switch and one float and float switch.

B. For Duplex Unit—Two fused motor switches, two automatic starters of ample size, providing overload and low voltage protection, two contact float switches and an automatic alternator, if specified. The alternator shall automatically transfer the operation of one pump to the other and also start the second pump in the event the first pump does not handle the load.

The float switches shall be actuated by individual copper floats having extended arms fitted with stuffing boxes.

The Committee further recommends that each unit bear a metal label, permanently attached reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 741-50-SA."

HARRIS H. MURDOCK,
Chairman.

LESLIE V. HUBER,
Chief Engineer.

JOHN A. DARTS,
Engineering Division,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

APPEALS FROM ADMINISTRATIVE DECISIONS

845-49-A

APPLICANT—Walter Hesse, for 625 Madison Avenue Corp., owner (F. G. Shattuck Co., lessee).

SUBJECT—Application reopened—restored to docket October 17, 1950, re appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45 and 46), Borough of Manhattan.

APPEARANCES—
For Applicant: Walter Hesse.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (845-49-A)

WHEREAS, Walter Hesse, for 625 Madison Avenue Corp., owner, F. G. Shattuck Company, lessee, filed November 18, 1949, an appeal from a decision of the borough superintendent, affecting premises 37-41 East 58th street and 625 Madison avenue, northeast corner (1st floor); (Block 1294, Lots 45, 46), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1949, acting on Electric Sign App. 1302/48, reads:

"1. Illuminated sign not permitted at above location under Administrative Code B26-7a and b."

and

WHEREAS, the applicant states that the building is 10 stories, 120 ft. in height, 200 ft. 10 in. by 175 ft. in area, class 1 construction, erected in 1929, located in a restricted retail use, B area, class 1½ height district, used and occupied since 1929: Cellar—restaurant and storage, 309 persons; 1st floor—stores, factory and restaurant, 640 persons; 2nd to 10th floors—showrooms, factory and offices, 200 persons each on the 2nd, 3rd and 4th floors, 490 each on the 5th and 6th floors and 180 each on 7th to 10th floors, for which certificate of occupancy #19485 was issued March 18, 1934, upon completion of work under N.B. Applic. 89/29 and Alt. App. 1954/30, at which time the building was located in a retail use district; and

WHEREAS, the applicant contends that plans clearly showing the reflector in question, which illuminates and is part of the facade of the building, were approved in 1938; that it was not deemed a sign until September 23, 1940, when a directive was issued by the Department; that the sign does not extend more than 12 in. beyond the building line and if the owners are not permitted to operate it, they will be the victims of a retroactive order which greatly diminishes the attractiveness of the facade; that if permission had been originally denied to use the reflector, the owners could have at that time devised other means of brightening the facade; that this is not now practical; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Electric Sign App. 1302/48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the continuance of the existing illuminated signs, as proposed and as indicated on plans filed with this application, marked "Received December 8, 1950," showing the Madison avenue front of the store and plan marked "Received November 18, 1949" (one sheet), and revised plan marked "Received December 8, 1950" (one sheet); that this variance shall continue only so long as the conditions as shown are maintained without enlargement and for the present occupancy.

848-49-A

APPLICANT—Walter Hesse, for 40 East 88th Street, Inc., owner (F. G. Shattuck Co., lessee).

SUBJECT—Application reopened—restored to docket October 17, 1950, re appeal from a decision of the borough superintendent (previously dismissed for lack of prosecution).

PREMISES AFFECTED—1217-1221 Madison avenue, southeast corner of East 86th street (1st floor); (Block 1499, Lots 47-51 inclusive), Borough of Manhattan.

APPEARANCES—
For Applicant: Walter Hesse.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

MINUTES

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (848-49-A)

WHEREAS, Walter Hesse, for 40 East 88th Street, Inc., owner; F. G. Shattuck, lessee, filed November 18, 1949, an appeal from a decision of the borough superintendent, affecting premises 1217-1221 Madison avenue, southeast corner of East 86th street (1st floor); (Block 1499, Lots 47 to 51, inclusive), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated November 7, 199, acting on Electric Sign App. 1284/48, reads:

"1. Illuminated signs not permitted at above location under Adm. Code B26-7a and b."

and

WHEREAS, the applicant states that the building is 13 stories, 125 ft. in height, 100 ft. 8½ in. by 154 ft. 5-1/3 in. in area, class 1 construction, erected in 1930, in a restricted retail use, B area, class 1½ height district; used and occupied since 1939: Cellar—kitchen, locker rooms, storage and and stores, 150 persons; 2nd to 13th floors, inclusive, class A ordinary, 30 persons; 1st floor—restaurant, dwellings, office multiple dwelling, for which Certificate of Occupancy #16707 was issued August 9, 1930, upon completion of work under N.B. Applic. 137/29, when the building was located partly in a business and partly in a residence use district and permitting its use as a class A multiple dwelling, as follows: Cellar—storage and workroom; 1st story—stores and apartment, 150 persons; 2nd to 13th story—apartments; and

WHEREAS, the applicant contends that plans clearly showing the reflector in question, which illuminates and is part of the facade of the building, were approved in 1939; that it was not deemed a sign until September 23, 1940, when a directive was issued by the Department; that the sign does not extend more than 12 in. beyond the building line and if the owners are not permitted to operate it, they will be the victims of a retroactive order which greatly diminishes the attractiveness of the facade; that if permission had been originally denied to use the reflector, the owners could have at that time devised other means of brightening the facade; that this is not now practical; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Electric Sign App. 1284/48, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the continuance of the existing signs as proposed and as indicated on plans filed with this appeal marked "Received November 18, 1949" (one sheet), *on condition* that the signs in all other respects shall comply with the requirements therefor and the signs shall not be increased in area; that this variance shall continue so long as the signs are used for the present occupants.

607-50-A

APPLICANT—Samuel Rosenblum, for Irving Salomon, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-27 West 26th street, north side, 375 ft. east of Avenue of the Americas (Block 828, Lots 17 and 18), Borough of Manhattan.

APPEARANCES—
For Applicant: Samuel Rosenblum.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (607-50-A)

WHEREAS, Samuel Rosenblum for Irving Salomon, owner, filed August 2, 1950, an appeal from a decision of the borough superintendent, affecting premises 25-27 West 26th street, north side, 375 ft. east of the Avenue of the Americas (Block 828, Lots 17 and 18), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated June 29th, re-denied July 5, 1950, acting on Alt. Applic. 1202-50, reads:

"1. The secondary means of egress should comply with Sec. 271 Labor Law. Note fire escape."

and

WHEREAS, the applicant states the building is seven stories, 85 ft. in height; 50 ft. 2 in. by. 98 ft. 9 in. in area at 1st floor; 50 ft. 2 in. by 82 ft. 7 in. in area at typical floor of fireproof construction, erected 1886, located in a business use, B area, class 1½ height district and used and occupied since 1945—cellar, boiler room and storage, 5 persons; 1st floor, sales and repair of metal furniture, 5 persons; 2nd floor, manufacturing art products, 4 persons; 3rd floor, manufacturing knitwear, 45 persons; 4th floor, manufacturing sportswear, 35 persons; 5th floor, manufacturing sportswear, 40 persons; 6th floor, manufacturing bias binding, 5 persons; 7th floor, manufacturing garment and posture belts, 45 persons; that the building is equipped with a standpipe system, approved interior fire alarm system and regular monthly fire drills are maintained; that there is one interior fireproof stairs, 2 ft. 8 in. wide from roof bulkhead direct to street and one fire escape on the rear leading to roof by stair with egress from its lower termination by balcony to adjoining building; that windoow and door openings on the course of the fire escape are fireproof and self-closing; and

WHEREAS, the applicant contends that the secondary egress at the rear is for all practical purposes an exterior stair with fireproof doors at floor level and the pitch of the stairs is 45 degrees; that this stair was approved by the Building Department in 1909, its lower termination connects with the stair on the building at 22 to 24 West 27th street and by connecting bridge to 20 West 27th street; that this secondary means of egress should not be considered a fire escape inasmuch as the openings thereto are fire doors at floor level and the stairs are screened and treads and risers are 8 in. making a 45 degress stair; that in view of the previous acceptance of this exit and as the interior stairs are fireproof enclosed, it is requested that a variation of the Labor Law be granted to permit the acceptance of the existing secondary means of egress; and

WHEREAS, the owner or agent of the building was convicted and fined in Municipal Term, Magistrates Court June 19, 1950, on a charge of violation of the Administrative Code; and

WHEREAS, under Cal. 1032-23-S, the Board in acting on an application relating to 22-24 West 27th street, modified the requirement of the fire commissioner that an exterior screen stairway be provided on condition that the existing exterior screen stairway on such building be maintained structurally safe with egress from lower termination by means of balcony to adjoining premises to the rear and east; and

WHEREAS, on drawings filed with said application of the Board under Cal. 1032-23-S, the egress from the lower termination of the fire escape on the rear of No. 22 and 24 West 27th street was indicated as a connection to the rear fire escape of No. 25 to 27 West 26th street at second floor level which in turn connected by bridge to the rear of No. 20 West 27th street; and

WHEREAS, under Cal. 356-16-S, the Board in acting on an application for variation of the labor law affecting 20 West 27th street, granted a variance to accept the existing rear fire escape on such building as a second means of egress on condition that a bridge be installed from the roof of the extension to the balcony of the existing screen stairways on the adjoining premises and the premises immediately in the rear thereof; and

WHEREAS, drawing filed with said application for variance as to 20 West 27th street under Cal. 356-16-S, indicated egress from the lower termination of fire escape on such building from roof of one story extension by a new connecting bridge at 2nd floor level leading to the existing outside screen stairways at the rear of No. 25 to 27 West 26th street, the building now in question, under Cal. 607-50-A and on the rear of No. 22 to 24 West 27th street, which building was the subject of action by the Board under Cal. 1032-23-S, referred to above.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the labor law, as cited in a decision of the borough superintendent, acting on Alt. Applic. 1202/50, objection 1 and that the appeal be and it hereby is *granted on condition* that the building shall be maintained as proposed and in accordance with the requirements of the resolution adopted by the Board previously under Cal. 1032-23-S and 356-16-S, and as shown on plans filed with this appeal, marked "Received August 2, 1950" (3 sheets) and "December 7, 1950" (2 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the occupancy shall be one tenant to a floor; that if any partitions are erected on any of the floors that interfere with unimpeded exit to the primary means of exit, such partitions shall be removed or arranged so that the doors will be readily openable during the working hours in the building; that the exits as previously approved and as now proposed to be continued shall be continued with the second means of exit through to West 27th street; that the standpipe and interior fire alarm systems and fire drills shall be maintained in accordance with the requirements therefor; that the number of occupants per floor shall be limited to the number permitted for the primary means of exit but in no event shall exceed 45 persons per floor employed at factory work.

672-50-A

APPLICANT—Samuel Rosenblum, for Jack Labe, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (672-50-A)

WHEREAS, Samuel Rosenblum for Jack Labe, owner, filed September 26, 1950, an appeal from a decision of the borough superintendent, affecting premises 2059-2065 Amsterdam avenue and 461-467 West 162nd street, northeast corner (1st floor); (Block 2110, Lot 1), Borough of Manhattan; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1950, on amendment to Alt. Applic. 2155-49, reads:

"11. Exit from building to comply with Sec. 270 of the Labor Law for a building erected after October 1, 1913."

and

WHEREAS, the applicant states the building is two stories, 27 ft. in height; 75 ft. by 100 ft. in area, of class 3 construction, erected 1923, located on a lot 75 ft. by 100 ft. in area, in a business use, B area, class 1½ height district and used and occupied since 1949—cellar, storage and boiler room, 1 person; 1st floor, stores, 25 persons; glove factory, 15 persons, total 40 persons; 2nd floor, office and billiard room, 50 persons; that no change in use or occupancy is now proposed; that the building is equipped with one 6 ft. wide iron stairs, enclosed in partitions of fire retarded construction, equipped with fireproof self-closing doors leading direct to street and provided with a ladder and scuttle to roof and one fire escape on the east side of the building extending to yard by stair with egress to street through open passage; that window and door openings on the course of the fire escape are fireproof self-closing; that the adjoining building to the north is 2 stories in height; and

WHEREAS, Certificate of Occupancy 4941 was issued June 29, 1922, upon completion of work under N.B. Applic. 49-1922, and permits the following use and occupancy: cellar, storage; 1st floor, stores, 40 persons, 120 lbs. live load; 2nd floor, offices and billiard room, 45 persons, 100 lbs. live load; and

WHEREAS, Violation No. 4762, issued November 10, 1949, was for occupying a portion of the first floor as a factory contrary to the Certificate of Occupancy; and

WHEREAS, the applicant states that the objection of the borough superintendent is based on the use of one of the stores on the 1st floor, having a frontage of 12 ft. 4 in. for glove manufacturing; that there is no other manufacturing use on the premises; and

WHEREAS, the applicant contends that in addition to the exit direct to street in front of the glove factory, it is proposed to cut a window at the rear to a door which will give access direct to adjoining lot owned by the same owner and having direct egress available to the street; that due to the rent laws, the owner is unable to dispossess the tenant; that it is not intended to maintain a factory building or have any other factory use and that it is requested the Board grant a variance so as to accept the two proposed means of egress from the glove factory due to the abnormal renting situation and permit the store to be continued in such use; and

WHEREAS, plans filed with this appeal indicate that the egress from the rear of the 2nd floor is by means of a stair located on the 25 ft. lot to the rear fronting on West 162nd street located in a residence use district which condition apparently has been existing since the erection of the building; that objection 5, issued by the borough superintendent December 27, 1949 on Alt. Applic. 2155-49, stated that the 2nd means of egress for a new factory building through yard and residence district is contrary to Section 3 of the zoning resolution and such objection was reconsidered by the borough superintendent upon the applicant's statement in amendment filed August 4, 1950, that the conditions are existing and the stairway was installed at the time the building was erected prior to the issuance of the certificate of occupancy and there was no extension of use created and no desire to extend any use beyond the present size of the building.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on amendment to Alt. Applic. 2155/49, objection 11, and that the appeal be and it hereby is *granted*, to permit a store space on the ground floor to be occupied for factory work, as proposed, *on condition* that the second means of exit shall be maintained at the rear by the construction of a vestibule and a door, so as to provide for exit for emergency purpose across the portion of the property in the residential district under the same ownership; that a means of reaching West 162nd street across the premises shall be maintained at all times for ready exit; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that a new certificate of occupancy shall be obtained.

807-50-A

APPLICANT—Frederick C. Genz, for National Distillers Products Corp., owner (Bellows and Company, Inc., lessee).

MINUTES

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—63-65 East 52nd street, north side, 205 ft. 3 in. east of Madison avenue (4th floor of 63); (Block 1288, Lots 128 and 129), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick C. Genz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

THE RESOLUTION (807-50-A)

WHEREAS, Frederick C. Genz, for National Distillers Products Corp., owner; Bellows and Company, lessee, filed November 10, 1950, an appeal from a decision of the borough superintendent affecting premises 63 to 65 East 52nd street, north side, 205 ft. 3 in. east of Madison avenue (4th floor of 63); (Block 1288, Lots 128 and 129), Borough of Manhattan; and

WHEREAS, amendment filed October 30, 1950 with the borough superintendent in connection with Alt. 1451-50 affecting 63 to 65 East 52nd street requested permission to use the 4th floor of No. 63 for office space; and

WHEREAS, such amendment was denied by a decision of the borough superintendent as to Alt. 1451-50, which decision is dated October 30, 1950, and reads as follows:

Objection 3: "63 East 52nd street shows one family dwelling, 5 stories in height—conversion of 5-story non-fireproof dwelling structure to a commercial use is contrary to Section 4.2.1 Code."

and

WHEREAS, the applicant states each building is 4 stories and basement, 45 ft. in height, 13 ft. 10 in. by 62 ft. 2½ in. in area, of class 3 construction, erected prior to 1890, located in a retail use, B area, class 1½ height district; No. 63 East 52nd street is vacant throughout; that it is proposed to combine the two buildings for use and occupancy as follows: basement—boiler room, storage, dining room, offices, etc.—8 persons in No. 63, 3 persons in No. 65; 1st floor—offices, 7 persons in No. 63, 12 persons in No. 65; 2nd floor, offices—7 persons in No. 63, 5 persons in No. 65; 3rd floor, offices—8 persons in No. 63, 3 persons in No. 65; 4th floor, offices—6 persons in No. 63, 6 persons in No. 65; that the combined buildings will be provided with one 2 ft. 9 in. wide interior wood stairs enclosed in 1-hour fire retarded partitions, equipped with fireproof, self-closing doors leading to street through lobby and terminating at roof bulkhead and that these stairs will be in No. 65; and

WHEREAS, the applicant contends that the owners will occupy No. 63 to No. 69 East 52nd street, inclusive; that No. 67 and 69 is considered as one building in the records of the Department of Housing and Buildings; that No. 63 was recently acquired and was filed in conjunction with No. 65 as one building; that the unit known as 63 to 65 is separated from the unit known as 67 to 69 by a brick party wall equipped with 3-hour fire doors at all openings; that Nos. 65, 67 and 69 have business use for all floors above the basements and certificates of occupancy have been issued for such use; that the unit known as 63 to 65 is provided with a wood stairs enclosed in fire retarded walls and that this stairs is 2 ft. 9 in. wide; that the stairs in unit numbers 67 to 69 is 3 ft. wide and that all stairs run from basement to roof; and

WHEREAS, the applicant contends as to objection 3, issued by the borough superintendent, relating to the use of the 4th floor in No. 63, that the former use of No. 63 was residence; that the total height of all the buildings is 45 ft. which is 5 ft. under the height permitted for a non-fireproof building, 4 stories or less in height; that the total area of the westerly unit (63 and 65) is less than 1400 sq. ft.; that the total occupants of No. 63 and 65 will be less than 70 persons; that less than 780 sq. ft. with an additional occupancy of about 6 persons will be added to the use presently permitted; that if the stairs in either unit were disabled, the occupants of one unit would have access to the adjoining unit through the party wall; that there are 2 fire doors on each floor except the basement, where there will be one door; and

WHEREAS, certificate of occupancy 22203 issued March 4, 1937 upon completion of Alt. 3021-35 permits the use and occupancy of No. 67 and 69 as follows: basement, boiler room and storage—2 persons; 1st floor, showroom—8 persons; 2nd floor, offices—8 persons; 3rd floor, offices—10 persons; 4th floor, janitor's apartment; and

WHEREAS, certificate of occupancy 31807 issued May 17, 1946 upon completion of Alt. 290-45 permits the use of No. 65 as follows: cellar, storage—5 persons; 1st to 4th floors, offices—6 persons on the 1st, 3 on the 2nd, 4 on the 3rd and 5 on the 4th.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. Applic. 1451/50, objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted,* to permit the proposed use of the top floor in No. 63 East 52nd street, substantially as proposed and as indicated on plans filed with this appeal, marked "Received November 10, 1950" (6 sheets) under similar conditions as have already been permitted by the department of housing and buildings for the use of the building up to and including the floors below the top floor; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and a new certificate of occupancy shall be obtained.

779-49-A—Vol. II

APPLICANT—Henry George Greene, for 743 Fith Avenue Corporation, owner.

SUBJECT—Application for consideration—reopening and consideration of proposed new use—re Appeal from an order and decision of the fire commissioner (previously denied—re decision of the borough superintendent).

PREMISES AFFECTED—743 Fifth avenue, east side, 62 ft. 3 in. north of East 57th street (Block 1293, Lot 3), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry George Greene.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider proposed new use, subject to regular procedure.

THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

Negative 0

388-50-A

APPLICANT—Charles J. Stidolph, for Harry Gottlieb, owner.

SUBJECT—Application for consideration—reopening and consideration of further extension into mapped street—re Appeal from a decision of the borough superintendent (previously granted on condition).

PREMISES AFFECTED—60-54 Metropolitan avenue, southeast corner of 60th place (Block 3519, Lots 24 and 28), Ridgewood, Borough of Queens (under section 35, General City Law re bed of mapped street—proposed widening of Metropolitan avenue).

APPEARANCES—

For Applicant: Charles J. Stidolph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal reopened and set for hearing January 23, 1951, at 2 P.M. to consider extension in area.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

1095-48-A

APPLICANT—Irene Von Horvath, for Martha Washington Associates, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—30 East 30th street, south side, 100 ft. east of Madison avenue and 29 East 29th street (Block 859, Lot 26), Borough of Manhattan.

APPEARANCES—
For Applicant: W. L. Messing.

ACTION OF BOARD—Laid over to January 16, 1951, at 2 P.M. at the request of the applicant to obtain a certificate of occupancy.

633-49-A

APPLICANT—Lama, Proskauer and Prober, for 56 Meserole Corp., owner (Roman Furniture Co., lessee).

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—56-66 Meserole street, south side, 50 ft. east of Lorimer street (Block 3050, Lot 8), Borough of Brooklyn.

APPEARANCES—
For Applicant: Max Goldberg and Alfred A. Lama.

ACTION OF BOARD—Laid over to January 9, 1951, at 2 P.M. for further consideration.

284-50-SA

APPLICANT—S. J. Glaberson, for Sarah James, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145 Gates avenue and 382 Grand avenue, northwest corner (Block 1965, Lot 74), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951 at 2 P.M. for consideration of an additional objection by the borough superintendent.

631-50-SA

APPLICANT—Seymour A. Mitteldorf, for Gerel Corporation, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1114 Madison avenue, west side, from north side of East 82nd street to south side of East 83rd street, 21 East 82nd street and 28-30 East 83rd street (Block 1494, Lot 15), Borough of Manhattan.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951, at 2 P. M. to permit examination of additional drawings filed by applicant.

737-50-A

APPLICANT—William A. Lacerenza, for The Christian and Missionary Alliance, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1555 Walton avenue, west side, 175.33 ft. south of East Mount Eden avenue (Block 2845, Lot 48), Borough of The Bronx.

APPEARANCES—
For Applicant: William A. Lacerenza and Donald W. Byers.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 23, 1951, at 2 P.M. for inspection and decision without further argument.

747-50-A

APPLICANT—Fred Liese, for Herbert G. Dittmer, owner.

SUBJECT—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—324 Park place, south side, 190 ft. west of Underhill avenue (Block 1165, Lot 36), Borough of Brooklyn.

APPEARANCES—
For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 9, 1951 at 2 P.M. for consideration after applicant has sent out notices to affected property owners.

ZONING APPLICATIONS

73-38-BZ

APPLICANT—Paul Friedman, for Sears, Roebuck and Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking of more than five motor vehicles.

PREMISES AFFECTED—2420 Bedford avenue and 2301-2323 Beverly road, northwest corner (Block 5133, Lot 14), Borough of Brooklyn.

APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (73-38-BZ)

WHEREAS, this application under section 7h of the zoning resolution to permit in a business use district the parking of more than five (5) motor vehicles; affecting premises 2420 Bedford avenue and 2301-2323 Beverly road, northwest corner (Block 5133, Lot 14), Borough of Brooklyn, was granted by the Board June 28, 1938, for a temporary period of two (2) years on certain conditions; and

WHEREAS, the term of variance was extended June 4, 1940 and January 3, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1938, only so far as it has reference to the term of the variance, so

that as *amended* this portion of the resolution shall read: "... *granted* under section 7, subdivision h for a term of five (5) years from the date of this *amended* resolution to permit the occupancy of the plot in its entirety ...; that other than as herein *amended* the resolution adopted on June 28, 1938, shall be complied with in all respects; that this lot may be used in conjunction with the adjoining lot as permitted under Cal. 1175-39-BZ; and that a certificate of occupancy shall be obtained (B.N. 1630-45)."

1175-39-BZ

APPLICANT—Paul Friedman, for Sears, Roebuck and Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking of more than five motor vehicles.

PREMISES AFFECTED—2201-2209 Beverly road and 149-175 East 22nd street, northeast corner (Block 5133, Lots 38 to 49, inclusive), Borough of Brooklyn.

APPEARANCES—
For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE TO REOPEN AND EXTEND TERM OF VARIANCE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (1175-39-BZ)

WHEREAS, this application under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking of more than five motor vehicles, affecting premises 2201-2209 Beverly road and 149-175 East 22nd street, northeast corner (Block 5133, Lots 38 to 49, inclusive), Borough of Brooklyn, was granted by the Board February 27, 1940, on certain conditions; and

WHEREAS, the resolution was amended April 9, 1940; and

WHEREAS, the term of variance was extended April 17, 1942 and January 3, 1946; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1940, as thereafter *amended* by resolutions adopted through January 3, 1946, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... *granted* under section 7, subdivision h for a term of five (5) years from the date of this *amended* resolution, to permit these premises to be used in connection with the premises permitted to be used for parking under Cal. 73-38-BZ; that a certificate of occupancy shall be obtained (B.N. 1630/45)."

446-40-BZ—Vol. II

APPLICANT—Arthur H. Haaren, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and consideration of permanent variation—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—4431-4441 Broadway, west side, 108 ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan.

APPEARANCES—
For Applicant: Arthur H. Haaren.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resotion amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (446-40-BZ—Vol. II)

WHEREAS, this application under section 7c of the zoning resolution to permit in a business use district the extension of a gasoline service station, and under section 7h of the zoning resolution to include the parking and storage of more than five motor vehicles, affecting premises 4431-4441 Broadway, west side, 108 ft. south of West 190th street (Block 2180, Lots 492 and 494), Borough of Manhattan was granted by the Board as Vol. I January 21, 1941, on certain conditions; and

WHEREAS, the term of variance as to parking and storage was extended January 26, 1943, January 3, 1945 and December 17, 1946; and

WHEREAS, this application under section 7c of the zoning resolution to permit in a business use district the extension of the accessory building to house open grease pits was granted by the Board as Vol. II April 13, 1948, on certain conditions; and

WHEREAS, the resolution was amended July 27, 1948; and

WHEREAS, plans were approved as being in substantial compliance with the Board's resolution July 27, 1948; and

WHEREAS, the term of variance was further extended December 21, 1948; and

WHEREAS, revised plans were approved June 1, 1949, as being in substantial compliance with the requirements of the Board's resolution; and

WHEREAS, time to obtain permits and complete the work was extended May 31, 1950; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 13, 1948, as thereafter *amended* through resolutions adopted on May 31, 1950, by adding thereto:

"... that the use of the premises to the south as heretofore permitted for parking may be permitted under section 7c for such use, consisting of lot 492 and that such plot shall not be deemed an extension of the plot on which the gasoline service station and its accessory uses are erected, but may be used for such parking and storage use under section 7c in conjunction with the gasoline service station (Alt. 1712-46)."

144-48-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Clara F. Ponzio, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a portable diner with an extension to be used as a kitchen and with show windows and doors beyond permitted distance from residence use district.

PREMISES AFFECTED—236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan.

APPEARANCES—
For Applicant: Reginald S. Hardy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (144-48-BZ—Vol. II)

WHEREAS, this application under sections 7c and 21 of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a restaurant (lunch wagon) using more than the permitted area, affecting premises 236 Dyckman street, southwest corner of Seaman avenue (Block 2246, Lot 65), Borough of Manhattan, was denied by the Board as Vol. I July 20, 1948; and

WHEREAS, this application under Sections 7c and 7A of the zoning resolution, to permit in residence and business use districts, the erection and maintenance of a portable diner with an extension to be used as a kitchen, and with show windows and doors beyond permitted distance from residence use district was granted by the Board as Vol. II June 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended November 15, 1949 and July 5, 1950; and

WHEREAS, the applicant requested a further extension of time in which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by applicant that plans have been approved and permits obtained, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. App. 15/49)."

928-48-BZ

APPLICANT—Simeon Heller, for L. J. D. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7h and 21 of the zoning resolution, permitting in a residence, retail and restricted retail use, D and E-1 area district, the erection and maintenance of a business building, using more than the area permitted in the D area portion of the lot and without the required setbacks in the E-1 portion of the lot, to be used as store, sale and oil changing, tire changing, battery replacing and the parking of more than five motor vehicles for patrons and employees (parking for a term of five years).

PREMISES AFFECTED—248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block 8215, Lot 20), Little Neck, Borough of Queens.

APPEARANCES—
For Applicant: Lester Cooper.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (928-48-BZ)

WHEREAS, this application under sections 7c, 7h and 21 of the zoning resolution, to permit in residence, retail and restricted use D and E1 area districts, the erection and maintenance of a business building using more than the area permitted in the D area portion of the lot and without the required setbacks in the E1 portion of the plot, to be used as stores, sale and changing of oil, tire changing, battery replacing and the parking of more than five motor vehicles, for patrons and employees, affecting premises 248-36 to 249-18 Northern boulevard, southwest corner of Marathon parkway (Block 8215, Lot 20), Little Neck, Borough of Queens was granted by the Board February 1, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended January 24, 1950; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted February 1, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (N.B. 5331/48)."

701-49-BZ

APPLICANT—Congregation Rodeph Sholom, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing building on roof, without required rear yard.

PREMISES AFFECTED—7-21 West 83rd street, north side, 150 ft. west of Central Park West (Block 1197, Lot 20), Borough of Manhattan.

APPEARANCES—
For Applicant: Max Feder.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE TO REOPEN AND EXTEND TIME—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (701-49-BZ)

WHEREAS, this application under section 21 of the zoning resolution, to permit in a residence use, B area district, the extension of existing building on roof without the required rear yard, affecting premises 7 to 21 West 83rd street, north side, 150 feet west of Central Park West (Block 1197, Lot 20), Borough of Manhattan was granted by the Board December 20, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

". . . that in view of statement by the applicant that plans have been approved by the borough superintendent, that all permits required shall be obtained and all work completed within one (1) year from the date of this *amended* resolution (Alt. App. 815/49)."

902-49-BZ

APPLICANT—Carl H. Salminen, for 218-01 Merrick Boulevard Realty Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 7e, 7h, 7i, 7A and 21 of the zoning resolution, to permit partly in a retail use and partly in a residence use, D area district, the erection and maintenance of a building

to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and sprav shop, metal body shop, parts department, office, sales of auto accessories, using more than the area permitted, with show windows and curb cuts more than the permitted distance from the intersection; used car lot on easterly portion of plot and parking in the rear of patrons' motor vehicles waiting to be serviced.

PREMISES AFFECTED—218-05 Merrick boulevard, 133-27 to 133-41 218th street, northeast corner and 218-02 to 218-22 133rd road (Block 12958, Lot 50), Springfield Gardens, Borough of Queens.

APPEARANCES—
For Applicant: Carl H. Salminen.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Applicaiton reopened and resolution amended.

THE VOTE TO REOPEN AND AMEND RESOLUTION—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (902-49-BZ)

WHEREAS, this application under Sections 7A, 7c, 7e, 7h, 7i and 21 of the zoning resolution, to permit on a plot located partly in retail use and partly in residence use, D area districts, the erection and maintenance of a building to be used for automobile showroom, motor vehicle repair shop, wheel alignment, brake testing, lubrication, car washing, paint and spray shop, metal body shop, parts department, office, sale of auto accessories, using more than the area permitted, with show window and curb cuts more than the permitted distance from the intersection; used car lot on easterly portion of plot and parking in the rear for patrons' motor vehicles waiting to be serviced, affecting premises 218-05 Merrick boulevard, 133-27 to 133-41 218th street, northeast corner and 218-02 to 218-22 133rd road (Block 12958, Lot 50), Springfield Gardens, Borough of Queens was granted by the Board February 21, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 21, 1950, only so far as it has reference to signs and superseding correction as to signs as printed in Bulletin 50, Vol. XXXV, so that as *amended* this portion of the resolution shall read:

". . . that there shall be no signs erected within the portion of the premises zoned for residence use; that signs shall be restricted to permanent signs attached to the facade of the proposed building facing Merrick boulevard and also facing on 218th street, as indicated on revised plans marked 'Received December 15, 1950' (2 sheets); that a sign may also be constructed attached to the east elevation facing the open car sales lot on the same premises, if duly approved by application filed with and approved by the borough superintendent; that there shall be no roof signs or temporary signs or any signs above the roof parapet; that in all other respects the resolution adopted by the Board on February 21, 1950, shall be complied with (N.B. 7985-49)."

189-50-BZ

APPLICANT—Michael Levine, for Edith F. Schoepfer, owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition under sections 7c and 7f of the zoning resolution, to permit in a business use district, the reconstruction of former existing gasoline service station, to include auto laundry and lubritorium.

PREMISES AFFECTED—74-24 Rockaway boulevard, south side, 81.39 ft. west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens.

APPEARANCES—
For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans Approved.

THE VOTE TO REOPEN AND APPROVE PLANS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (189-50-BZ)

WHEREAS, this application under section 7f of the zoning resolution, to permit in a business use district, the reconstruction of former existing gasoline service station to include auto laundry and lubritorium, affecting premises 72-24 Rockaway boulevard, south side, 81.39 feet west of 91st avenue (Block 8943, Lot 10), Ozone Park, Borough of Queens was granted by the Board October 24, 1950, on certain conditions; and

WHEREAS, the applicant requested an approval of plans submitted to the Board as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings, marked "Received November 29, 1950" as in substantial compliance with the requirements of the resolution adopted October 24, 1950, and to permit a change in the size of the accessory building from 27 ft. 8 in. by 34 ft. 6 in. to 45 ft. by 28 ft. and to omit the cupola on the accessory building as formerly proposed (N.B. 1/50).

507-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles Theiss, owner.

SUBJECT—Application for consideration—reopening and approval of plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage and office and motor vehicle repairs.

PREMISES AFFECTED—131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens.

APPEARANCES—
For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and plans approved.

THE VOTE TO REOPEN AND APPROVE PLANS—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

THE RESOLUTION (507-50-BZ)

WHEREAS, this application under sections 7c and 7i of the zoning resolution, to permit in residence and business use districts the reconstruction and extension of an existing gasoline service station, and the addition of lubritorium, car washing, accessory sales, storage, office and motor vehicle repairs, affecting premises 131-34 to 131-44 Kew Gardens road and 131-17 to 131-29 Hillside avenue, northwest corner (Block 9252, Lots 17, 21 and 23), Richmond Hill, Borough of Queens was granted by the Board November 8, 1950, on certain conditions; and

MINUTES

WHEREAS, the applicant requested an approval of plans submitted as being in substantial compliance with the Board's requirements.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received November 24, 1950" (2 sheets), as being in substantial compliance with the requirements with the resolution adopted by the Board November 8, 1950 (N.B. 2761-50).

172-33-BZ—Vol. IV

APPLICANT—Charles M. Spindler, for Frank J. Ciano, owner.

SUBJECT—Application for consideration—reopening and extension of area—re Application (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the extension of a gasoline service station (previously granted by the Board) to permit auto washing, lubrication, office and sale of auto accessories and a motor vehicle repair shop.

PREMISES AFFECTED—46-22 to 46-30 Kissena boulevard, west side, 25 ft. north of Kalmia avenue (Block 5149, Lots 37 and 39), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider reconstruction and extension in area, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

549-38-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening and consideration of extension in area and rearrangement under section 7e—re Application (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—4729 3rd avenue and 4730 Park avenue, southwest corner (Block 3041, Lots 44 and 47), Borough of The Bronx.

APPEARANCES—
For Applicant: Joseph C. Haus.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider increase in area and rearrangement, subject to the regular procedure.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

612-45-BZ—Vol. IV

APPLICANT—L. Robert Hitzig, for Jackson Motor Corporation, owner.

SUBJECT—Application for consideration—rehearing by order of the court—re Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use, C area district, the extension to existing gasoline service station, auto showroom and parts department (previously granted by the Board); (denied for proposed extension of gasoline service station, auto showroom and parts dement).

PREMISES AFFECTED—94-15 to 94-23 Northern boulevard, 32-45 to 32-61 Junction boulevard, northeast corner and 32-44 to 32-60 95th street (Block 1424, Lots 32 and 33), Corona, Borough of Queens.

APPEARANCES—
For Applicant: Louis Lieberman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing January 30, 1951 at 10 A.M., in accordance with the order of the Court, waiving all requirements except notice in the Bulletin.

THE VOTE TO REOPEN—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

706-47-BZ

APPLICANT—Irrera and Luongo, for Sadie V. Owens, owner.

SUBJECT—Application for consideration— re rehearing—Application (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium and car washing (previously denied).

PREMISES AFFECTED—162-12 to 162-20 Union turnpike and 80-02 to 80-10 164th street, southwest corner (Block 6857, Lot 55), Flushing, Borough of Queens.

APPEARANCES—
For Applicant: Raymond Irrera.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to rehear, denied. The Board found that no new substantial facts were presented to warrant a rehearing under section 7, subdivision f.

THE VOTE TO REHEAR—
Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4

341-37-BZ—Vol. II

APPLICANT—Department of Sanitation, City of New York, owner.

SUBJECT—Application reopened September 12, 1950—re additional use (repairing)—re Application (decision of the borough superintendent) previously granted on condition, under section 7a of the zoning resolution, permitting in a residence use district, the erection and maintenance of a garage for more than five motor vehicles in conjunction with a section station for use by the Department of Sanitation.

PREMISES AFFECTED—5520-5605 19th avenue, west side, 155 ft. 7⅜ in. south of 55th street (Block 5494, part of Lot 8), Borough of Brooklyn.

APPEARANCES—
For Applicant: Arthur C. Creighton.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE TO WITHDRAW—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Guinee 4
Negative 0

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

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